

Reconnaissance Level Survey For:

DOUGLAS COUNTY

Nebraska Historic Resource and Survey Inventory 2011

Prepared for:



Nebraska State Historical Society
State Historic Preservation Office
1500 R Street • Lincoln, NE 68501 • 402.471.4787 • www.nebraskahistory.org

Prepared by:

ALLEY•POYNER
MACCHIETTO
ARCHITECTURE



Alley Poyner Macchietto Architecture P.C.
1516 Cuming Street • Omaha, NE 68102 • 402.341.1544 • F.402.341.4735 • www.alleypoyner.com

Principle Investigator: Jennifer K. Honebrink
Field Supervisor: Martin Kluck
Historic Background: Jennifer K. Honebrink, Martin Kluck, Jean Vacha, Courtney Gieselman
Photography: Jennifer K. Honebrink

Cover Art by Jacque Christensen, Alley Poyner Macchietto Architecture P.C. Copyright 2011

EXECUTIVE SUMMARY

PROJECT BACKGROUND

The Nebraska State Historical Society awarded the contract for the 2010-2011 Nebraska Historic Resource Survey and Inventory (NeHRSI) Reconnaissance Level survey and resurvey of Eastern Nebraska: Douglas County (excluding the City of Omaha) to Alley Poyner Macchietto Architecture P.C. The project included the evaluation of properties with respect to the NeSHPO planning document "Historic and Prehistoric Contexts in Nebraska: A Topical Listing," mapping, cataloging and photographing surveyed and resurveyed properties.

SURVEY AREA DETAILS

- **Douglas County** is centrally located along the Eastern edge of the state
- This survey is the **first to systematically evaluate properties** within Douglas County, outside the City of Omaha jurisdiction
- A total of **209 square miles** of flat to gently rolling agricultural land, suburban development and small towns
- A total of **18,059 properties**
 - 8,561 Rural
 - 9,498 Urban
- Resources in the survey area included
 - Buildings
 - Structures
 - Objects
 - Sites
- Property types in the survey area were mixed
 - Primarily agricultural and residential
 - Limited civic, industrial, recreational, educational and commercial
- **53** resources previously inventoried by NSHS
- **5** resources previously **listed individually** on the National Register of Historic Places (NRHP)
- **0** resources previously **listed as historic districts** on the NRHP

CLARIFICATION OF TERMS

This project is a Reconnaissance Level Survey, which is a visual review of all resources that can be seen from the public right-of-way within the survey area. Resources include buildings, structures, objects and sites. Those resources that appear to have historic or architectural significance are recorded in the survey inventory. The inventory consists of a database, a set of photographs and GIS mapping of locations of the resources.

Within the inventory, resources can be marked as active or inactive. Active resources are those which were added to the inventory as a result of this survey or which were previously surveyed and found to retain their historic integrity. Inactive resources are those that were previously surveyed and were found to be either non-extant or lacking in integrity.

SUMMARY OF RESULTS AND RECOMMENDATIONS

- **435** resources inventoried
- **24** recommended as individually potentially eligible to the National Register of Historic Places (NRHP)
 - All to be listed at a local level
- **0** proposed NRHP historic districts
- **0** proposed NRHP multiple property documents (MPDs)
- **4** planning recommendations
 - Enhanced Heritage Tourism
 - Development of Lincoln Highway Scenic and Historic Byway
 - Development of County-wide Bike System
 - Expansion of Omaha CLG into County-wide CLG
- **1** recommendation for further research
 - Rock-Faced concrete masonry unit manufacturing and use

CONTENTS OF THIS REPORT

- **Chapter 1** summarizes chronologically the history of Douglas County, Bennington, Ralston, Valley and Waterloo
- **Chapter 2** explains the methods and processes used to conduct the field investigation, including limitations and biases.
- **Chapter 3** provides an analysis of the survey findings and a statistical summary of the survey results
- **Chapter 4** presents an annotated list of recommendations for resources to be listed individually or as a group on the National Register of Historic Places as well as recommendations for future planning efforts
- **Chapter 5** describes the NSHS, their programs and roles in local preservation efforts
- **Bibliography**
- **Appendix A** includes a list of resources in the survey area marked as active in the database
- **Appendix B** provides additional resources for those interested in learning about other preservation efforts and activities
- **Appendix C** provides a glossary of terms used in this report

Within this report, surveyed resources are cross-referenced with their inventory numbers within the text. Due to the ever-expanding nature of the city of Omaha, the inventory numbering system throughout Douglas County was changed as of this report into a single, county-wide system.

ACKNOWLEDGEMENTS

We are grateful to many people for their assistance during this project. This report could not have been completed without the additional efforts of those members of the public who attended the public meeting and/or offered information during the survey, Bob Puschendorf, Patrick Haynes and Jessie Nunn of the Nebraska State Historic Preservation Office as well as the staff of the Nebraska State Historical Society Library and Archives and the University of Nebraska – Lincoln Love and Architecture Libraries.

ADMINISTRATION AND FUNDING

Survey projects are administered by the Nebraska State Historic Preservation Office (NeSHPO), a division of the Nebraska State Historical Society (NSHS). This study is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. However, the contents and opinions expressed in this publication however, do not necessarily reflect the views or policies of the U.S. Department of the Interior.

Regulations strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of federal assistance should write to: Director, Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

The paper used in this publication meets the minimum requirements of the American National Standard for Information Services – permanence of paper for printed Library Materials (ANSI Z39-48-1984).

CONTENTS

Executive Summary	i
Project Background.....	i
Survey Area Details.....	i
Clarification of Terms.....	i
Summary of Results and Recommendations	ii
Contents of this Report	ii
Acknowledgements	ii
Administration and Funding	iii
Table of Figures	9
Chapter 1: Historic Overview	13
Introduction	13
Douglas County	13
Geography and Climate	13
Pre-Territorial, 1804-1854	14
Territorial Period, 1854-1867.....	17
Settlement and Expansion, 1867-1890	18
Development and Growth, 1890-1920	20
Spurious Economic Growth, 1920-1929.....	24
The Great Depression, 1929-1941	25
Two Rivers	26
World War II and the Post-War Boom, 1941-1970.....	27
Roberts Dairy's Fall-out Shelter for Cows	28
1970-Present	29
Bennington.....	31
Introduction.....	31
Before Bennington: Early 1870's and before	31
Bennington Leading up to Incorporation 1868-1892.....	32
Bennington Incorporated and Formative Years 1892-1920.....	32
Bank failure and the Bennington Spirit 1920's-1940's	34
Bennington's Eventual Growth 1950's- 1970's	35
The Bedroom Community 1980's-Present	36
Ralston	37
Introduction.....	37

Formative Years (1908 and Before)	38
George Miller – the Founder of Ralston	38
Change and Growth (1908 – 1913)	39
The 1913 Easter Sunday Tornado	41
Reconstruction (1913 – 1930)	42
The Great Depression (1930 – 1940)	43
WWII and Post-War Ralston (1940 – 1950)	44
Modern Ralston (1950 to present)	44
Valley	47
Introduction	47
Territorial Period, 1854-1867	47
Settlement and Expansion, 1867-1900	48
Development and Growth – 1900-1930	50
The Great Depression (1930s)	52
WWII 1939-1945	53
Post WWII-1970	53
1970-Present	55
Waterloo	58
Introduction	58
Territorial Period, 1854-1867	58
Settlement and Expansion, 1865-1900	60
Development and Growth – 1900-1930	62
The Great Depression (1930s)	63
WWII And the Post War Era	64
1970-Present	64
Chapter 2: Survey Methodology	66
Objective	66
Survey Area	66
Methodology	66
Research and Field Work	66
Biases	68
Inventory Numbering System	68
Post Field Activity	68
Analysis	69

End Products	70
Chapter 3: Resource Analysis	71
Results	71
Annotated Discussion of Survey Analysis	77
Properties Previously Listed on the National Register of Historic Places	78
Religion	80
Chapter 4: Recommendations	91
Properties Previously Listed on the NRHP	91
Threats and Opportunities	91
Recommendation - Adopt Preservation Guidelines	91
Properties Potentially Individually Eligible for the NRHP	92
Properties Potentially Eligible as Historic Districts for the NRHP	92
Properties Potentially Eligible within Multiple Property Documents for the NRHP	92
Recommendations for Preservation Planning and Economic Development	99
Threats	99
Opportunities	99
Recommendations for Further Research	100
Chapter 5: Further Information	101
Nebraska State Historic Preservation Office (NeSHPO)	101
National Register of Historic Places	101
Federal Historic Rehabilitation Tax Credit Program (FHTC)	102
Valuation Incentive Program (VIP)	103
Public Outreach and Education	104
Bibliography	105
Appendix A: Active Resources	111
Appendix B: Additional Resources	129
Appendix C: Glossary	131

TABLE OF FIGURES

Figure 1: Inset: State of Nebraska with Douglas County Highlighted. Highlighting by APMA June 2011. Topography of Douglas County illustrating the wide, flat valley between the Elkhorn and Platte Rivers, and the rolling hills in the center of the county; Map obtained through the USGS, June 2011.	13
Figure 2: Routes of exploration, solid line - Lewis and Clark expedition; dotted line - Major Long; dashed line - Fremont expeditions. Information from the Kansas Historical Society's online exhibition of military explorers. Map by APMA July 2011.....	16
Figure 3: "Mr. G. Hopper, Kansas" by F.T. Vance, 1875. Reprinted from the Kansas Historical Society, Kansas Memory Collection	18
Figure 4: Fremont, Nebraska in Flood of 1881. In addition to the Missouri River, all of its tributaries were flooded as well. Photo reprinted from the Nebraska Memories Collection.	20
Figure 5: Population of Douglas County, Excluding Omaha. Information from the United States Decennial Census. Graph by APMA 2010.....	21
Figure 6: Easter Storm of 1913. Image from Thomas 2010.	22
Figure 7: World War I Food Conservation Poster.	23
Figure 8: Land area of Omaha, based on annexation information from the Omaha City Planning Office; Graph by APMA 2011.	30
Figure 9: Plat of Bennington, 1887; from the Files of the Douglas County Engineer	31
Figure 10: Population of Bennington; Information from the United States Decennial Census; Graph by APMA 2011.....	33
Figure 11: Residential buildings extant from each decade; Information from the United Decennial Census; Graph by APMA 2011.	36
Figure 12: 1900 Map of Douglas County, cropped and enlarged to show George Miller's Estate and Seymour Park.....	37
Figure 13: 1887 Plat of Seymour Park, highlighting 1890 lots of former Deerfield estate vacated by George Miller. Plat courtesy of Douglas County Engineer's Office. Highlighting by APMA 2011.....	37
Figure 14: Plat of Ralston 1909, courtesy of Douglas County Engineer's office.	40
Figure 15: Population of Ralston; Information from the United States Decennial Census; Graph by APMA 2011.....	42
Figure 16: Residential Buildings extant from each decade; Information from the United States Decennial Census; Graph by APMA 2011.	45

Figure 17: Original Plat of Valley; Plat from the Douglas County Engineer's Office	47
Figure 18: Population of Valley; Information from the United States Decennial Census; Graph by APMA 2011	49
Figure 19: Residential buildings extant per decade; Information from the United States Decennial Census; Graph by APMA 2011.....	56
Figure 20: Original Plat of Waterloo; Plat from the Douglas County Engineer's Office.....	58
Figure 21: Population of Waterloo per Decade; Information from the United States Decennial Census; Graph by APMA 2011.....	61
Figure 22: Residential buildings extant per decade; Information from the United States Decennial Census; Graph by APMA 2011.....	65
Figure 23: Douglas County Survey Results by Division; Table by APMA 2011.	71
Figure 24: Douglas County Survey Area Results. Highlighted are active resources in the inventory. Not to Scale. Map by APMA 2011.....	71
Figure 25: Results in Bennington; Dark (Red) buildings are already listed in the National Register; Medium (grey) buildings are those that need further information; Light (blue) are buildings that are potentially individually eligible for the National Register. Not to Scale. Map by APMA 2011.....	72
Figure 26: Results in Ralston; Dark (Red) buildings are already listed in the National Register; Medium (grey) buildings are those that need further information; Light (blue) are buildings that are potentially individually eligible for the National Register. Not to Scale. Map by APMA 2011.....	73
Figure 27: Results in Valley; Dark (Red) buildings are already listed in the National Register; Medium (grey) buildings are those that need further information; Light (blue) are buildings that are potentially individually eligible for the National Register. Not to Scale. Map by APMA 2011.....	74
Figure 28: Results in Waterloo; Dark (Red) buildings are already listed in the National Register; Medium (grey) buildings are those that need further information; Light (blue) are buildings that are potentially individually eligible for the National Register. Not to Scale. Map by APMA 2011.....	75
Figure 29: Results in Valley; Dark (Red) buildings are already listed in the National Register; Medium (grey) buildings are those that need further information; Light (blue) are buildings that are potentially individually eligible for the National Register. Not to Scale. Map by APMA 2011.....	76
Figure 30: Elk City Cemetery Gate, DO09:2175-003, Photo by APMA 2011.....	80
Figure 31: Charles Baysdorfer signage, Photo by APMA 2011	81
Figure 32: U.S. Post Office, Bennington Nebraska, DO09:1386-003, Photo by APMA 2011	82
Figure 33: Valley Masonic Lodge, DO09:2472-003 , Photo by APMA 2011	83

Figure 34: Maywood School, District 12, Ralston Nebraska, DO09:0625-019, Photo by APMA 2011.....	84
Figure 35: Valley Theater (aka Elkhorn Valley Theater), Valley Nebraska, 2472-006, Photo by APMA 2011	85
Figure 36: Farmstead, Douglas County, Nebraska, DO09-1732-001, Photo by APMA 2011.....	86
Figure 37: Douglas County Farms; Information from the United States Decennial Census; Graph by APMA 2011.....	86
Figure 38: Waterloo, Nebraska, DO09-2128-016, Photo by APMA 2011.....	87
Figure 39: Valley Town Signage, Nebraska, DO09-2474-002, Photo by APMA 2011.....	88
Figure 40: Weather Radar Building, Valley, Nebraska, DO09-2550-001, Photo by APMA 2011.....	89
Figure 41: Farmstead, Douglas County, Nebraska, DO09-2501-001, Photo by APMA 2011.....	90
Figure 42: Hillcrest Apartments, Ralston, Nebraska, DO09-0625-033, Photo by APMA 2011.....	90

CHAPTER 1: HISTORIC OVERVIEW

INTRODUCTION

This survey covers the portion of Douglas County outside of the planning jurisdiction of the city of Omaha. The history of the two are so intertwined however that it is impossible to talk about one without mentioning the other. Businesses and transportation routes are especially interconnected. As a whole, the rural portions of the county have done much over the years to support the ever-growing city, while in turn, Omaha has grown significantly over time, removing both land and tax base from the surrounding county.

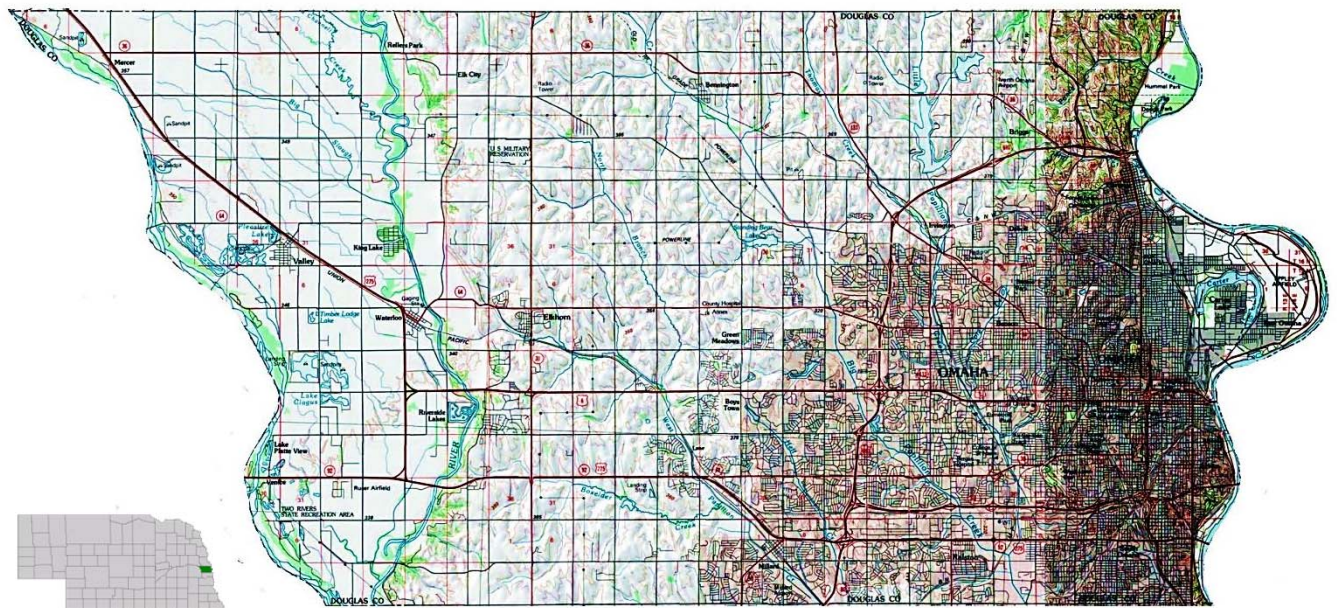


Figure 1: Inset: State of Nebraska with Douglas County Highlighted. Highlighting by APMA June 2011. Topography of Douglas County illustrating the wide, flat valley between the Elkhorn and Platte Rivers, and the rolling hills in the center of the county; Map obtained through the USGS, June 2011.

DOUGLAS COUNTY

GEOGRAPHY AND CLIMATE

Douglas County is the third smallest county in Nebraska. Located along Nebraska's eastern border, Douglas County is bounded by the Missouri River in the east and the Platte River to the west. These two river systems form valleys lined by bluffs rising 100 feet in places. Between the valleys, rolling hills are cut by the Elkhorn river, Rawhide, Big Papillion, Little Papillion, Puneua, Mill and Cole creeks. These creeks and rivers are all part of the Missouri River Drainage basin and generally flow from north to south.

The larger streams were originally surrounded by groves of trees, most of which were depleted by the pioneers.¹ Between them stretched the prairie grasses the Midwest is so well known for. Under the grasses the floodplains left soils suitable for farming a variety of crops and in time, the center portion of Douglas County came under cultivation.² Additionally, the county historically supported a variety of wildlife.

Before Douglas County was settled thickly, wild fowl and game were abundant. Beaver, mink, muskrat, raccoon, wildcat, wolf, coyote, otter, squirrels and some booted lynx were found. Deer and antelope populated the wooded stream shores. There were literally thousands of prairie chickens, which were not killed by severe winters because they burrowed beneath the snow during bad storms. When the snow was very deep, farmers trapped these birds by the hundreds. They saved only the breasts, which were salted, smoked and strung on wires to be saved for harvest season, or other times when a large amount of food was needed.³

Because of its location so far from any large body of water, the county has a continental climate characterized by seasonal temperature extremes. Furthermore, although technically this area has four equal seasons, the length of the seasons can vary substantially as well. For example, winter theoretically begins on December 6th, but it can start as early as October or as late as January. Thus it can be difficult to plan crop production in this county, although not impossible. Annual precipitation somewhat makes up for this. It is certainly easier in Douglas County than further west where annual rainfall is close to half that found here – less than 15" in Scottsbluff, for example, compared to almost 31" in Omaha.

Douglas County is also subject to a variety of natural hazards, which have played their parts in its past. Its location in the Missouri River drainage basin has made it the subject of many floods, while its continental climate has brought a clash of weather systems, leading to tornados, hail and blizzards. In fact, tornado activity in Douglas County is above both the state and national averages. Tornado activity for Douglas County is 172% above the national average.⁴ Nebraska as a state averages 36 tornados per year and 0.47 tornados per 1,000 Sq mi.⁵ Douglas County averages 0.25 tornados per year and has an average of 45.3 tornados per 1,000 Sq mi. – 96 times the state average.⁶

PRE-TERRITORIAL, 1804-1854

Spanish and French claims to the area, which would become known as Nebraska, date back to the 17th and 18th Centuries. Although European powers made no major settlements in the area during this time, European explorers and entrepreneurs traversed the Missouri in search of tribes with which they could trade. After the acquisition of the Louisiana Purchase, the Corps of Discovery Expedition of 1804 traveled along the Missouri River on their trek to the Pacific Coast. The expedition reported that prior to

¹ (Who's Who in Nebraska 1940) 297.

² (Who's Who in Nebraska 1940) 299.

³ (Who's Who in Nebraska 1940) 297.

⁴ (Onboard Informatics 2010)

⁵ (NOAA Eastern Regional Headquarters 1990)

⁶ (University of Nebraska - Lincoln, Applied Climate Sciences, School of natural Resources 2008)

1761, the Oto lived on the Missouri River above Omaha.⁷ By the time they arrived in 1804 however, the Oto had moved south of the Platte River and the area that is now Douglas County was inhabited by the Omaha. After staying at White Catfish Camp (near present-day Council Bluffs) for five days, the expedition group continued on, passing between Douglas County, Nebraska and Pottawattamie County, Iowa July 27th, 28th and 29th, 1804. In his journal entry for July 27th, 1804, expedition member Private Joseph Whitehouse describes what Douglas County was like at the time as they left camp in Iowa that day and made camp that next night north of where Omaha's Douglas Street Bridge is today:

the land on the South side of the River, being covr'd with Forests, and appear'd very rich,— We passed a Priari, laying on the South side of the River where we saw number of Deer & bear. The River is very Crooked in this days route, we encamped on a Creek, near which is a high Priari, & along the bank of the River found a Grove of cottonwood Trees. [sic]⁸

Sunday morning, July 29th, 1804, the expedition found evidence of one of the many tornados Douglas County has experienced. Clark later wrote in his journal:

at the commencement of this course passed much fallen timber apparently the ravages of a dreadful haricane which had passed obliquely across the river from N. W. to S. E. about twelve months since. many trees were broken off near the ground the trunks of which were sound and four feet in diameter. [sic]⁹

Overall, as they traveled the Missouri, Lewis and Clark gave the Great Plains high marks for its many advantages, offering numerous opportunities for hunters and trappers. Other exploration parties soon followed Lewis and Clark, fanning out across the plains, following the Platte River and existing Native American trails.

In contrast with Lewis and Clark's regard for the bounty of the area, 16 years later Maj. Stephen Long declared the Great Plains to be uninhabitable after his expedition. Unfortunately, climatic reconstruction shows that Long's expedition of 1820 coincided with a drought as severe as that experienced by Nebraska in the 1930s with dust-bowl-like conditions.¹⁰ Combined with the dearth of trees for construction and fire wood, and the difficulty of communication with the east, and one can understand his hesitation to recommend the area for settlement.

Such conflicting early reports were common due to the area's continental climate, but the lure of the Rocky Mountain fur trade kept interest in at least traveling through the area high. Throughout the early 1800s, the Missouri River became an established route for American fur traders bringing goods out of the Rocky Mountains. and as a result of Long's expedition Fort Atkinson was established just above Douglas County in Washington County, Nebraska.

⁷ (Nebraska 1979) 33.

⁸ (University of Nebraska Press / University of Nebraska-Lincoln Libraries-Electronic Text Center 2005)

⁹ (University of Nebraska Press / University of Nebraska-Lincoln Libraries-Electronic Text Center 2005)

¹⁰ (Baltensperger, Nebraska 1985) 2.



Figure 2: Routes of exploration, solid line - Lewis and Clark expedition; dotted line - Major Long; dashed line - Fremont expeditions. Information from the Kansas Historical Society's online exhibition of military explorers. Map by APMA July 2011.

As explorers, trappers, traders and early immigrants filtered through the area, segments of older trails, originally established by Native Americans, were used. Along the eastern edge of Nebraska, over time these trails fanned out to numerous ports, forts and ferry locations in a variety of cut-off routes for people heading west.

In the early 1840s however, the West was still being explored and movement along the Overland Trail was just getting started. In 1838, an area near present-day Council Bluffs was being settled by the Potawatomi and was known as Caldwell's Camp. As the first immigrant wagon trains came through the area in the early 1840s, they stopped here for supplies before heading further west.

Concurrently, John Fremont led several expeditions in the early 1840s over the Oregon Trail, although they skirted most of Nebraska. Altogether he led seven expeditions over 30,000 miles and became known in the popular press as "the Pathfinder". His reports of these expeditions received wide acclaim and with no copyright were reprinted and widely distributed as both newspaper articles and books. They were the most widely read reports of the West before the Gold Rush.

In 1844, Joseph Smith acquired a copy of one of Fremont's map and reports; thereafter deciding that the Mormon's next move west would be to the Salt Lake region of Utah. When Smith was killed in June of that year, Brigham Young took over leadership of the Mormons and began finalizing plans for the move.¹¹ The group, consisting of about 3,000 men, women and children, set out in February of 1846, but due to poor weather conditions in Iowa that spring, only made it to Caldwell's Camp by mid-June. Young decided that the group would not be able to make it the rest of the way that year. Part of the group settled on the Iowa side of the river, while others crossed the Missouri. This second group arranged their wagons and tents in rows, forming Culter's Park, the first city in Nebraska.¹² A month

¹¹ (U.S. Department of the Interior; National Park Service 2006)

¹² <http://www.historicflorence.org/HistoricMarkers/CutlersParkMarker.htm>

later, this group moved 3 miles northeast and began construction of a more permanent settlement, which became known as "Winter Quarters" near present-day Florence, in Douglas County.¹³

Complaints by the Native Americans about the occupation of their land led to a government investigation and an order to the Mormons to move back to the east side of the river. This action brought about sufficient respect for Native American claims over the region that little settlement occurred before Nebraska was officially negotiated and ratified as a territory.¹⁴ This did not stop immigrants from traveling through however, and the Overland Trail was used extensively during the Gold Rushes of the late 1840s and early 1850s.

TERRITORIAL PERIOD, 1854-1867

On May 30th, 1854 the Kansas-Nebraska Act made Nebraska a formal territory of the United States and opened this area for settlement. Initially, many of the settlers were those immigrating further west from previously settled portions of the United States. Finding the states east of the Mississippi crowded, many were eager to take advantage of the newly opened area. They were soon followed by German, Swedish, Czech and Irish immigrants seeking a better life in our new country.

Douglas County was established in 1855 and originally stretched south to the Platte. Its location across from the previously settled state of Iowa meant that it was one of the first counties settled in Nebraska as residents spilled over the river and settled here as well. It was also one of the most densely populated counties from the start due to its location directly across from Council Bluffs and its position as the northernmost point for many of the feeder trails to the main Overland Trail route. By "political necessity," it was sub-divided, splitting off its southern half, which became Sarpy County in 1857.¹⁵

Homesteads in the remaining half of Douglas County concentrated in the areas that would become Omaha and Florence although a few chose to locate farther west, establishing some of the first farms in Douglas County. Andreas described the immigrants coming west in 1856 as follows:

"Another gratifying feature was the class of settlers who came in. They were not, as a rule, composed of the dross of life, but of pure gold--made up of farmers, mechanics, professional men, with a slight sprinkling of adventurers or soldiers of fortune, who came to conquer an adversity that may have been pitiless, without special reference to the means employed in the attainment of their ends."¹⁶

Omaha rushed to get things started and was platted on July 4th, 1854. It was followed by the incorporation of Florence on March 10th, 1857, which was established on the former site of the Mormon's Winter Quarters. The two towns immediately became rivals as locations for bridges across the Missouri River to connect the budding state to the commerce of the east, and semi-weekly steamers shipped goods and people between Omaha and St. Louis.¹⁷

¹³ (U.S. Department of the Interior; National Park Service 2006); (Andreas 1882) the Mormon Advent.

¹⁴ (Andreas 1882) the Mormon Advent.

¹⁵ (Andreas 1882) Sarpy County: Early Settlements

¹⁶ (Andreas 1882) Progress in 1856.

¹⁷ (Andreas 1882) Omaha Surveyed; Pioneer Justice.

As the National Panic of 1857 struck the nation, Douglas County fared better than many places in the country. Sparked by the failure of the Ohio Life Insurance Company, the panic led to unemployment, food lines and dissatisfaction with life in the east.¹⁸ Locally, in Omaha and Florence, several banks closed, and in the county, there was a general halt on land purchases and homesteading. However, for those who were already established here, it was business as usual and although business stalled, the panic did not lead to the deeper depression that it did in other places.¹⁹ For many back east, moving west seemed to be an answer to their problems and additional pressure was put on the Federal government to pass some form of land grant. There was significant resistance to the passage of a land grant, however. The Southern States correctly foresaw that this would lead to the rapid settlement of the west and the addition of free states, putting their economic system in jeopardy.²⁰

Before any type of land grant was passed, the Colorado Gold Rush (1858-1861) and the Montana Gold Rush (1860-1865) inspired many to move west in search of riches. With the Mormon and Overland trails already well-established, many passed through Douglas County on their way west. Some stopped here to settle, without ever making it to the mines. Others, discouraged by a lack of success in the mines, returned here to stake a claim.

By 1860, the population of Douglas County was a respectable 2,445 outside of the Omaha city limits. It was not until after a series of other events passed however, that the settlement of Douglas County really began to take off. After the end of the Civil War in 1865, many veterans came west to work on the Pacific Railroad and to take advantage of the 1862 Homestead Act. Although no Bounty Land

Warrants were issued for Civil War service, many veterans had served in other recent wars and used their warrants here to obtain land and a fresh start. Others worked for the railroad first and used their earnings to buy homesteads.



Figure 3: "Mr. G. Hopper, Kansas" by F.T. Vance, 1875. Reprinted from the Kansas Historical Society, Kansas Memory Collection

SETTLEMENT AND EXPANSION, 1867-1890

March 1st, 1867 Nebraska became the 37th State of the United States and two years later the Golden Spike was driven in the Pacific railroad, completing America's first transcontinental railroad. The completed railroad and larger transatlantic ships turned the stream of immigrants to Nebraska into a river. Settlers were joined in increasing numbers by immigrants, both from back east and from other countries, as friends, families and the railroad encouraged people to move to Nebraska in hopes of a better life. The railroads perhaps had the most at stake, needing to sell their federal land grants to generate capital necessary for the construction of their rail systems. They established prolific pamphlet campaigns and helped establish colonies of varying ethnic groups throughout Nebraska, helping

¹⁸ (the Gale Group Inc. 2006)

¹⁹ (Andreas 1882) Panic of 1857

²⁰ (The Reader's Companion to American History 1991)

immigrants coordinate their travel arrangements to the new settlements.²¹ By the 1870 census, the population of the county, outside of the city of Omaha, had reached 3,899. Additionally, Douglas County had one of the highest concentrations of German immigrants in the country – approximately 6-15 Germans per square mile.²²

Homesteaders in the 1870s overcame both natural and manmade hardships. Settlers across the upper Midwest were beset by grasshopper plagues in 1874, 1875 and 1876. The grasshoppers destroyed the corn, wheat and oat crops, and anything else edible, across Minnesota, Kansas, Nebraska and the Dakotas. Many farmers lost everything and returned east. Concurrently, homesteaders were dealing with the repercussions of the national panic of 1873. It was never easy to obtain loans for agricultural endeavors during this time, but the panic also made it difficult to start a business in any of the small towns that were forming across the county. Despite these hardships, immigrants continued to populate rural Douglas County, settling farmsteads as well as the smaller towns. By 1880 the population outside of Omaha was 7,127 – almost double that of the previous decennial census. Paralleling the Missouri River and snaking across the southwest corner of the county, the railroad provided not only a connection to markets and goods, but competition for one another, keeping prices lower for shipping goods and people.

In conjunction with the development of the rail lines, in 1884, South Omaha was platted, starting a chain reaction of events. Within ten years, it had become a regional stockyards and meat packing center. Immigrants from a wide variety of backgrounds moved here to work in the stockyards and meat packing plants, spurring almost unparalleled growth in the tiny town. In addition to attracting settlers to the area, the stockyards spurred stockyards in other parts of Douglas County. In these smaller lots however, animals were generally rested and fed until being taken to their final market in South Omaha.

Two more natural disasters hit the county in the 1880s. The first was the flood of 1881, when an ice pack upstream of the Missouri-Niobrara confluence jammed and flooded the area below it when it broke. Three people were killed in northeastern Nebraska as well as thousands of livestock. The river swept away several towns as well as the dock facilities in Omaha, flooding the town up to 9th street. Altogether millions of dollars' worth of damage were recorded. Lasting effects of the flood can be seen today. The force of the water was strong enough that the river changed course, leaving behind Lake Manawa, by Council Bluffs, Iowa.

The second natural disaster was the great blizzard of 1888. Also known as the "Children's Blizzard" because it caught many children at school, the blizzard swept across Montana and Wyoming before hitting eastern Nebraska and the Dakotas in the early afternoon of January 12th. The blizzard killed numerous people and livestock in Nebraska, who were caught unprepared for such a devastating snow storm.

²¹ (Baltensperger, Nebraska 1985) 59.

²² (Wikipedia: German-American 2010) 1872 Map based on the 1870 Decennial Census



Figure 4: Fremont, Nebraska in Flood of 1881. In addition to the Missouri River, all of its tributaries were flooded as well. Photo reprinted from the Nebraska Memories Collection.

DEVELOPMENT AND GROWTH, 1890-1920

Despite a major annexation by Omaha in 1887, the population of the rest of the county had more than doubled since the previous census and 17,556 residents were reported outside of Omaha in 1890. Approximately half of those people lived in one of the towns that had begun to grow along the railroad tracks through the county, including Elkhorn, Millard, Valley, Waterloo, and especially South Omaha. The other half made their living farming the rich soil of Douglas County. In the 1890 census, 1,172 farms were reported covering 166,276 acres.

The 1890 census was the first to call attention to a new branch of agriculture, referred to as truck farming. Similar to market gardening, which supplied urban residents with fresh fruits and vegetables grown on farms surrounding the city, truck farms were much further from the cities they supplied, allowing seasonal fruits and vegetables to be brought in from areas in other states. Their distance created a heavy dependence on railroads, boats and middlemen for the delivery and sale of their products. First noticed in 1860, as the railroad networks grew and as farm techniques allowed for larger farms, these farms fed the market created by the growing towns and cities. So much effort was put into growing vegetables on these farms, that there was little time for seed growing, giving rise to that industry as well.

Although never as high in numbers of acres or dollars generated as other crops, Nebraska (and Douglas County) still played a significant role in truck farming. In 1890, the central region, which included Ohio, Indiana, Illinois, Michigan, Wisconsin, Iowa and Nebraska devoted 107,414 acres to truck farming; the third highest out of twelve districts. In Omaha, Italian Immigrants became known as fruit and vegetable vendors, buying their produce from farmers in the surrounding counties and selling it to far off markets. Additionally, in Waterloo, a large number of seed companies developed and eventually the town became home to one of the largest seed companies in the world.

When the National Panic hit in 1893, outer Douglas County once again escaped the depression that hit much of the rest of the country. The number of farmsteads continued to rise through the decade. By 1900, there were 1,909 farms covering 197,744 acres in Douglas County. However, the average size of farm dropped to 104 acres per farm from 142 acres a decade earlier.

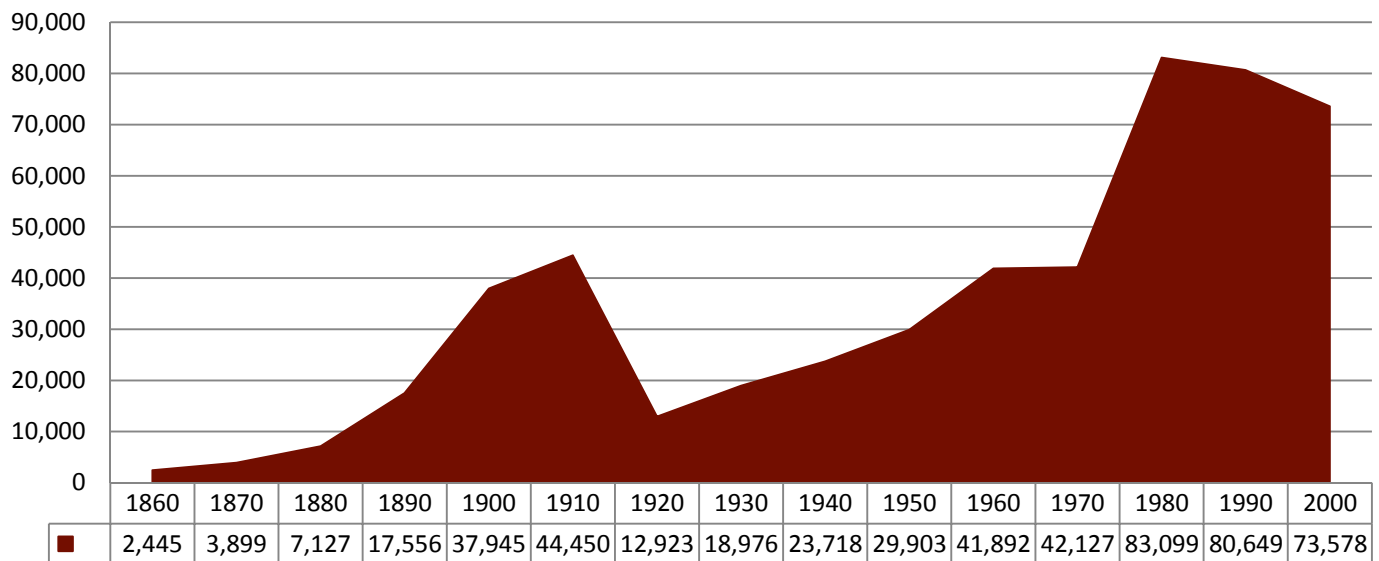


Figure 5: Population of Douglas County, Excluding Omaha. Information from the United States Decennial Census. Graph by APMA 2010.

By 1900, the population outside of Omaha had reached 37,945, as immigrants continued to flow into the area. Most of these immigrants settled in towns rather than on farmsteads. In addition to the towns along the railroad lines, other settlements near the periphery of Omaha, such as Benson, Dundee, Florence and South Omaha, began to significantly increase in population.

After the phenomenal decade of growth in the 1890s, things slowed down between 1900 and 1910. Population growth outside of Omaha slowed dramatically and in 1910, a gain of only 17%, or 44,450 residents, was reported in outer Douglas County. Of those, 60% lived in South Omaha. There, the rise of the Omaha stockyards seemed to work like magic to create a city from nothing. Migrants of all nationalities came to work in the stockyards, which received 20,000 animals per day in 1910, from 20 different states.²³

In addition to its own growth, Douglas County was touched by national affairs. It began with the Easter Sunday tornado of 1913. With the exception of Ralston, damage in Douglas County outside of Omaha was light. The rural areas escaped substantial damage due to the comparatively sparse population and early timing of the storm. Several barns were hit, but no crops were destroyed as it was too early for planting.

²³ (Omaha Stockyards: A Century of Marketing Commemorative Book 1884-1984 1984) p. 14.

The Easter Sunday Tornado of 1913

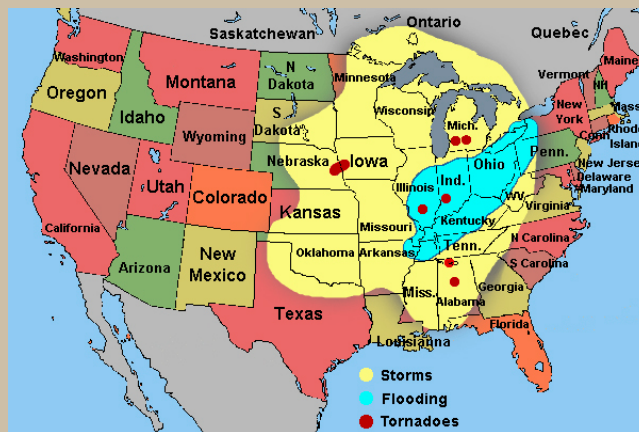


Figure 6: Easter Storm of 1913. Image from Thomas 2010.

March 23rd, 1913 started out as an innocent Sunday morning, but late afternoon a spring storm developed and cut furiously across the Midwest, spinning off seven tornadoes that traveled across Nebraska into Iowa, and many of a shorted duration.

- "At around 5pm the first of the 7 tornadoes produced by the storm hit Craig, Nebraska then cut a swathe to Blencoe, Iowa. This tornado didn't kill anyone but injured 13 and destroyed 11 homes.
- The second hit Havelock, Nebraska around 5:30pm and moved to Greenwood. Again, no-one was killed but 2 people were injured.
- The third touched down in Yutan, Nebraska again around 5:30pm and ended in Logan, Iowa. This tornado killed 22 people, 17 of whom lived in or around Yutan.
- The fourth started near Ralston, Nebraska around 5:45pm where 7 people were killed. It then moved northeast into Omaha where a further 94 were killed then onto Beebeetown, Iowa where it killed two children. This tornado killed a total of 103 people, injured 350, destroyed 600 homes and damaged a futher [sic] 1,100.
- The fifth touched down near Douglas, Nebraska around 6:15pm then moved northeast to Berlin, which is now called Otoe, where it killed 12 people, another person was killed at Rock Cliffs. Moving into Iowa the tornado killed 3 more near Barlett and another 2 near Glenwood. Altogether this tornado killed 18 people and injured a further 100.
- The sixth tornado started just south of Bellevue, Nebraska at around 6:15pm then moved northeast into Iowa, hitting Council Bluffs where it killed 17 people, Gilliant, 2 killed; Weston, another 2 casualties, Neola, 3 killed and ending near Harlan where it killed another person. Altogether this tornado killed 25 people and injured 75.
- The seventh tornado passed through Pawnee county around 7:00pm, Nebraska, but luckily no dead or injured were reported."²⁴

In total, 177 people were killed, 510 injured and over 7,000 left homeless in Nebraska and Iowa.

²⁴ (Thomas 2010) The tornados over Nebraska and Iowa were just part of the story. Additional tornados that day in Indiana, Illinois, Michigan and Alabama, as well as flooding throughout the Mississippi River drainage basin due to rain from the storm that day continued to create havoc over the next two weeks.

Long distance transportation of goods and people was dominated by the railroad, but with the rising popularity of the automobile, more roads were being improved during the early 1900s. The first transcontinental highway, the Lincoln Highway, was little more than a series of dirt roads when first designated in 1913. However, as more people purchased cars and trucks they realized the necessity of improving the roads; and as roads and cars improved, more people began driving and clamoring for better roads. In Douglas County, the Lincoln Highway entered in Omaha on the east, and then generally ran parallel to the Pacific Rail Road, following the lane cut-off out of Omaha, and connecting through Elkhorn, Waterloo, and Valley before departing out the northwest corner of the county.

Also in 1913, Congress passed the Post Office Department Appropriations Bill for 1913. It was meant to address in part a debate that had developed between farmers interested in more local farm to market roads and motorist groups and dealerships who were interested in interstate travel. To address both concerns, the government offered an experimental funding program for roads used in postal delivery, and a study of the issues that would be involved with providing interstate travel.²⁵

Soon a network of locally improved named highways developed, criss-crossing the nation. Adding to these were other locally improved roads, which were partially funded in some cases by the assistance of the 1916 Federal Aid Road Act. This act offered 30%-50% of the funding for improving rural post delivery route roads.²⁶ By 1920 a system of improved roads had generally developed over previously

defined routes, crossing Douglas County and connecting it to Kansas City, Sioux City, Denver and Chicago.²⁷

As roads began spreading across the county, the distinction between the city of Omaha and the ring of small towns immediately surrounding it began to blur. By 1917, Omaha had annexed South Omaha, Florence, Dundee and Benson, dropping Douglas County's non-metro population by two-thirds to 12,923 in the 1920 decennial census and adding 10.7 square miles to Omaha.²⁸

Of the small growth in population left in the rest of the county, the majority of people had moved once again to one of the small towns in the county and the rural population was relatively flat in 1920 compared to the 1910 decennial census. Agriculturally, there were 13 less farms in 1920.

The rural population may have been relatively steady, but it was increasingly busy. With World War I breaking out in the last years of the decade, efforts first turned to generating additional crops to be sold to the Allied powers; then to also feed our own troops as the United States entered the war in 1917. President Hoover



Figure 7: World War I Food Conservation Poster.

²⁵ (Weingroff, Federal Aid Road Act of 1916: Building the Foundation n.d.)

²⁶ (Weingroff, Federal Aid Road Act of 1916: Building the Foundation n.d.)

²⁷ (Atlas of Douglas and Sarpy Counties, Nebraska, containing townships of the county; maps of Nebraska, United States and world, farm directory, analysis of U. S. land surveys 1920) p. 3.

²⁸ (Omaha City Planning Department 1970)

created a volunteer food conservation program with such ideas as “wheatless Wednesdays” and managed to convince Americans into reducing their food consumption by 15%. With good weather and high market prices, many farmers expanded, increasing both their land and their heavy equipment; “borrowing from banks prodigal with credit, [and] mortgaging their holding to the hilt.”²⁹ By the end of the war food exports had tripled and many American farmers were heavily in debt. Investment in farms and the expectations that prices would remain high met harsh economic realities as the nation faced a recession.

SPURIOUS ECONOMIC GROWTH, 1920-1929

The glut of food products, the discontinuation of a substantial foreign market and the return of the labor force at the end of World War I, worked together to create a national recession in 1921. Aiding the recession was the sharp rise in interest rates by the Federal Land Banks, which provided many of the loans farmers used during the war years. Nationally, the price of food products fell 50-70% and land prices began a freefall.³⁰ By the time the economy picked back up in 1923, the United States had learned many lessons that would be applied after World War II.

Locally, farming in Douglas County in the mid-1920s was a varied operation. Corn was king and accounted for a significant portion of the acreage. Grapes, apples, truck farming, poultry farming and bee keeping were also commonly practiced locally. Of livestock, hogs were most commonly raised, although dairy farming was on the rise. Beef cattle and sheep were rarely raised in the county, but were often fattened on feed lots that dotted the county and then shipped to the stockyards in South Omaha.³¹

During World War I, road development had been put on hold due to material and labor shortages. Needing to supplement the railroad system however, the trucking industry took off and began interstate shipping, in many cases damaging the already poor roads with their heavy loads. To address the previous debate over local versus interstate roads and to rectify the poor condition of many roads, the Federal Highway Act of 1921 was passed which provided limited Federal Aid to 7% of the highways in each state that were designated as part of the Federal Highway Program.³² By 1923, the participating highways in each state had been designated, and in 1926, a national numbering system was adopted to ease interstate navigation by providing the same route number for the length of the road. The 1920s became the golden age of road building and by the end of the decade trucks were a serious rival to railroads for interstate shipping.³³

Three numbered Federal Highways passed through Douglas County. The Lincoln Highway was numbered as US 30, and continued to be routed through Omaha, Boy's Town, Elkhorn, Waterloo, Valley, and Mercer. Running north-south through Omaha US 75 connected to no other towns in the county when it was first created. Originating in Omaha and passing through Millard was US 38, which

²⁹ (The Encyclopedia of Nebraska 1999) p. 70.

³⁰ (The Encyclopedia of Nebraska 1999) p. 70.

³¹ (Douglas County History, Climate, Soils and Agricultural Resources 1924)

³² (Weingroff, From 1916 to 1939: The Federal-State Partnership at Work n.d.)

³³ (NPS.gov: Route 66: 1926 - 1945 n.d.)

eventually terminated in Greeley, Colorado.³⁴ Unfortunately, Bennington, which had never blossomed as a railroad town, was not located on one of the numbered highways, and neither was Ralston.

By the end of the 1920s, the population in Douglas County outside of Omaha had climbed by a third, to 18,976 residents. Both the towns and the rural areas saw an equal proportion of the gain this time. By the end of the 1920s there were 174 more farms and the 1930 census recorded the first gain in the average farm acreage since 1900.

THE GREAT DEPRESSION, 1929-1941

Coming into the 1930s, it was nationally recognized that there was no credit system that adequately addressed the needs of farmers and ranchers. Previous administrations had created Federal Land Banks for long-term land loans, and Federal Intermediate Credit Banks for short and intermediate term loans, but neither had addressed the cyclical nature of farming. In 1932, while on the campaign trail, Governor Franklin D. Roosevelt visited the Sumnick family farm south of Waterloo as he attempted to learn more about how to address the situation. On March 27, 1933, President Roosevelt issued Executive Order 6084 and created the Farm Credit Administration (FCA) with the hope of finally rectifying the credit system for farmers and ranchers in this country. Divided into 12 oversight districts, the FCA headquarters for the Eighth District was located in Omaha. The FCA consolidated the administration of previous programs and created a cooperative bank system that was initially backed by federal funds and slowly bought out by participating farmers, giving them a stake in its success. Also unlike previous efforts, this bank was to be in total harmony with the cyclical nature of the agricultural industry, with assets based in American farmland.

Thus Douglas County farmers had been able to help form the financing that could now help them, and had relatively easy access to it by their proximity to Omaha. However, as financial issues were improved the weather turned against them and production became more difficult. Many still lost their farms or could no longer make a profit from their land. For these people, the federal government had several New Deal programs.

In 1934, the worst year of the Dust Bowl in Nebraska, Douglas County received only about half of its annual average precipitation, which drove many farmers out of business.³⁵ In response to the large number of farmers and rural workers in need of assistance the Resettlement Administration, later known as the Farm Security Administration (FSA) created several cooperative farming communities across the United States. In Douglas County the largest resettlement farming village in the state was created at the Two Rivers Cooperative near Waterloo. At Two Rivers over 40 farmsteads became home to those who lost their farms or needed a new occupation. Other federal programs like the WPA assisted with the construction of the Waterloo National Guard Armory and Valley's water system.

To bring public awareness of the plight of rural citizens across the country, the FSA launched a publicity campaign, hiring professional photographers to document conditions across America. In Douglas County, photographer Marion Wolcott Post was dispatched to Waterloo and sent back striking

³⁴ (1926 Map of U.S. Highways 1926); (Whidden 2003) US 38 was decommissioned in 1932 and replaced by US 6.

³⁵ (Answers.com 2010) Information Provided by the USDA; (Baltensperger, Nebraska 1985) 7 and 8.

TWO RIVERS

With the great depression bearing down, the Federal Emergency Relief Administration, later reorganized as the Farm Security Administration, devised a national plan to offer economic relief to select farming families through communal agriculture projects. The federal government provided farmers the land, equipment, and home startups necessary to thrive in troubling times. Twenty miles west of Omaha, in 1936, the Douglas County federally-supported farming commune began its inaugural year. The Two Rivers project, however, was short lived.

Beginning with idealistic and socialistic planning, the federal developers for the Two Rivers project desired to establish a 100-family farming community on 800 acres of rich black soil between the Elkhorn and Platte River. Once implemented, the project expanded to 1,570 acres and provided 40 families with a modern 4-6 room home and individual 7½-acre garden plot. The smaller-than-envisioned Two Rivers community collectively farmed the remaining acres. The once, depression-ridden families now had new homes, garden plots, and community land, but also had direct government supervision.

The Two Rivers project began with good intentions, but poor planning plagued the commune since its inception. Farmers mismanaged crops; federal authority overstocked farming equipment; and project leadership mistimed poultry purchases. These errors, coupled with additional unforeseen events, lead to red ledgers over the initial two years. "With various up and down, the project ran from 1936 until 1943, with its membership dwindling from 40 members in the beginning to 17 at the end." Rooted in offering an economic relief to Nebraska farmers, only the final five years turned a profit for the new 17-family commune farm. The debt incurred by the Federal Government, however, remained much greater.

Seven years after the project started, the federal government cut ties with the Two Rivers project and liquidated all assets in 1943. After auctioning farm equipment, the management partitioned and sold the farmstead in 80-160 acre plots. Seven of the remaining seventeen Two River members bought acreages and continued to farm the land. In the end, the rural rehabilitation resettlement on Omaha's western edge began with idealistic hope to provide new future for hard-working farmers, but ended in a short-lived attempt at communal living under government supervision.



Mr. and Mrs. Harvey Renninger with sons, Winfield and Richard, members of Two River Non-Stock Cooperative, FSA (Farm Security Administration) co-op. Waterloo, Nebraska.

photographs of the farmer's Co-op there.³⁶ This federally supported rural rehabilitation settlement is reported to have been poorly run in the first few years. Residents of Two Rivers resented the government's heavy hand in their personal and professional lives and the government sold all assets to the farmers in 1943.³⁷

Despite government attempts to assist the rural population, by the end of the decade, Douglas County had lost as many farms as it had gained in the 1920s, reducing farm numbers back to 1,701 in the 1940 census. The population had risen to 23,718 outside the city of Omaha; almost all of whom were located outside of the larger towns. With the exception of Ralston, all of the towns large enough to be counted in the census lost population during the Depression.

WORLD WAR II AND THE POST-WAR BOOM, 1941-1970

During the war, residents that did not leave for service made their own contributions to the war effort here at home. Many rural residents focused on maintaining crop production to feed the troops, our Allies and ourselves, which in turn brought prosperity to many farmers. In addition, rural and urban residents participated in a variety of service organizations and efforts, including scrap drives and Victory Gardens.

During the war, residents also had to face natural disasters. The flood on the Missouri River in 1943 was the most significant flood since 1881. Two feet of accumulated snow melted suddenly on a warm spring day. Water inundated the Missouri River, flooding Lake Quinnebaugh by Tekamah, Nebraska, as well as breaking dikes in Omaha and Peru.³⁸ The crest of this flood was surpassed in 1947, and matched in 1950. By 1950 however, Omaha's new floodwall was in place and held the water at bay.

The suburban housing boom that followed World War II resulted in an expanding Omaha and a shrinking rural Douglas County. Not since the annexations of the 1910s had Omaha grown so much. The city annexed 15 land areas between 1951 and 1956 for a total of 7.6 square miles, with the rate of annexation increasing through the early 1960s.³⁹ Such annexations did not capture all the growth in the county however. The population outside of Omaha rose from 29,903 in 1950 to 41,892 in 1960. Scattershot single family residences and planned suburban acreage developments began to appear throughout Douglas County outside of Omaha city limits.

Instead of annexations and expansion leading to a severe clash between rural and urban communities, the ties between rural Douglas County and the city of Omaha became tighter during the Post-War period. Feed lots in the rural Douglas County which prepared animals for sale in the Omaha stockyards became very successful. Corn was also grown as a principal crop in the county and sold in Omaha to markets far away. These factors contributed to the high-point of the Omaha meat packing industry during the mid-1950s. In addition, although almost half of all fresh vegetables in 1943 had come from Victory Gardens, by the mid-1950s truck farming became very common again and farmers were shipping fresh fruits, vegetables and seeds from the county to Omaha markets for sale in the city and

³⁶ Photographs of the Two Rivers Cooperative and the Waterloo area are on file at the Library of Congress and have been posted at the Library of Congress; Prints and Photographs Online Catalogue.

³⁷ (Nebraska Department of Natural Resources n.d.) See sidebar for additional information.

³⁹ (Omaha City Planning Department 1970) 4.

ROBERTS DAIRY'S FALL-OUT SHELTER FOR COWS



U.S. Army Photo

In the late 1950s and early 1960s Roberts Dairy was actively involved in civil defense efforts and received two awards for their work. The first, January 1, 1959, was for their development of packaging and delivering methods for drinking water in disaster areas.⁴⁰ The second, January 14, 1964, was for their nuclear defense educational programs and work with the National Civil Defense program. This work included the construction of several fall-out shelters, including one for the dairy cows.⁴¹

Back in the late 1950s, Mr. Zahn, the safety director of Roberts Dairy constructed fall-out shelters at his home at 3540 North 53rd Street and at the Roberts Dairy Farm near Elkhorn. Plans for a shelter similar to the one constructed at Mr. Zahn's residence were drawn up and approved by civil defense officials. Copies were made available to Roberts Dairy customers. For approximately \$279, a shelter could be constructed according to these plans that "would protect four to six persons to a considerable degree against blast and heat damage as well as fall-out following a nuclear explosion."⁴²

Later, a third shelter was constructed at the dairy for employees. It, and the shelter for Mr. Roberts, were toured by several thousand people, but it was not until 1961 that livestock were considered.⁴³ "Milk is especially susceptible to contamination by radioactive elements, and so Roberts and the Office of Civil Defense wanted to see if they could protect the cows and still produce milk."⁴⁴

The initial idea was essentially a two-story loading shed, with one level above ground and another below.⁴⁵ However, when completed (at a cost of \$35,000) the shelter was large enough to hold 200 cows and 15 people. Spaces in the bunker included a cattle pen, living quarters, storage space for cattle feed, a 10,000 gallon water tank, and a bunk-room.⁴⁶

In the summer of 1963, the Office of Civil Defense and the United States Department of Agriculture conducted a two-week occupation test of the dairy fall-out shelter. This timeframe matched the 14 day recommendation for residents to stay inside after a nuclear attack. Although there were some problems with maintaining natural bio-rhythms in the artificial environment and complaints of noise during the test, the cows continued to produce milk and the project was deemed a success. After hearing during the test that one of the complaints was the lack of cold milk, at the conclusion of the testing Dairy President J. Gordon Roberts met the test takers "at the door with a large pitcher of cold milk, paper cups, and a supply of sweet rolls."⁴⁷

⁴⁰ (Civil Defense Award to Roberts 1959)

⁴¹ (Omaha Dairyman Roberts Gets Civil Defense Award 1964)

⁴² (Materials for a Fall-Out Shelter Scarce, Prices High 1961)

⁴³ (Fall-out Basement Planned for Roberts' 100 Gurnseys 1961)

⁴⁴ (Ganzel 2007)

⁴⁵ (Fall-out Basement Planned for Roberts' 100 Gurnseys 1961)

⁴⁶ (Ganzel 2007)

⁴⁷ (Ganzel 2007)

beyond.⁴⁸ The meat packing market came to an abrupt halt however in the late 1960s when three of the four major Omaha packing houses closed. In an effort to reduce cost, the large packing companies left Omaha, Chicago and Kansas City at the same time and moved their business to smaller, newer plants scattered all over the central states.

In part, this decentralization of the meat packing industry was possible because of the Interstate Highway System. Although the idea and funding for interstate highways had been shared between the Federal government and the states since 1944, the bill authorized by President Eisenhower in 1956 set a timetable for the completion of the system, substantially increased the Federal portion of the funding and set up a trust for funding the work.⁴⁹ Its east-west route, Interstate I-80, was designated in 1959 and completed in 1974, making Nebraska the first state to complete its portion of the Interstate System.

In Douglas County, the interstate route cut through the lower portion of Omaha from Council Bluffs on the east and turned down into Sarpy County before exiting the city of Omaha. Frontage roads to the south of the Interstate at the fringes of the city became popular places for business expansion. Those who had been landlocked near the downtown railroad lines moved west to larger tracts of land where their buildings could spread out and they had good access to the interstate system.

In addition to road construction, flood control became a significant effort in the early 1960s. In 1944, Congress had passed the Pick-Sloan Missouri Basin Project, which authorized the creation of flood control dams, reservoirs and hydroelectric plants in states drained by the Missouri River, including Nebraska. In addition to work on the river itself, dams were also constructed on its tributaries. Work in Nebraska was not begun until later however, leaving Douglas County exposed to a massive flood in 1952. In all, 180,000 acres of agricultural land and 681 farmsteads were flooded.⁵⁰ President Truman came to Omaha to witness the aftermath and declared the area a disaster.⁵¹ The 1952 flood still stands as the highest flood of record in Omaha. By the early 1960s, six dams had been constructed across the Missouri River and a floodwall system had been constructed at Omaha.

1970-PRESENT

Between 1970 and 1980, the population in Douglas County spiked, with almost every area seeing gains. The growth was especially noticeable in the rural population of Douglas County, which exploded, almost tripling from 26,019 in 1970 to 73,815 in 1980. Although Omaha continued to annex adjacent lands, the scattershot individual residences and larger acreage developments attracted many to the rural life. With improved roads providing access into Omaha for jobs and services, the image of an idyllic rural life became very marketable. Thus rural areas began to take on the appearance of large estates, suburban developments and hobby farms. Actual working farmsteads began to disappear.

Concurrently, the basis of the local economy was changing. Omaha was becoming a center for large insurance companies. Smaller towns were converting to centers for smaller insurance and financial companies, retail, educational and health service centers. In general however, many of the small towns became bedroom communities for residents who worked in Omaha.

⁴⁸ (NebraskaStudies.org n.d.)

⁴⁹ (Koster 1997) 62-63.

⁵⁰ (Nebraska Department of Natural Resources n.d.)

⁵¹ (Nebraska Department of Natural Resources n.d.)

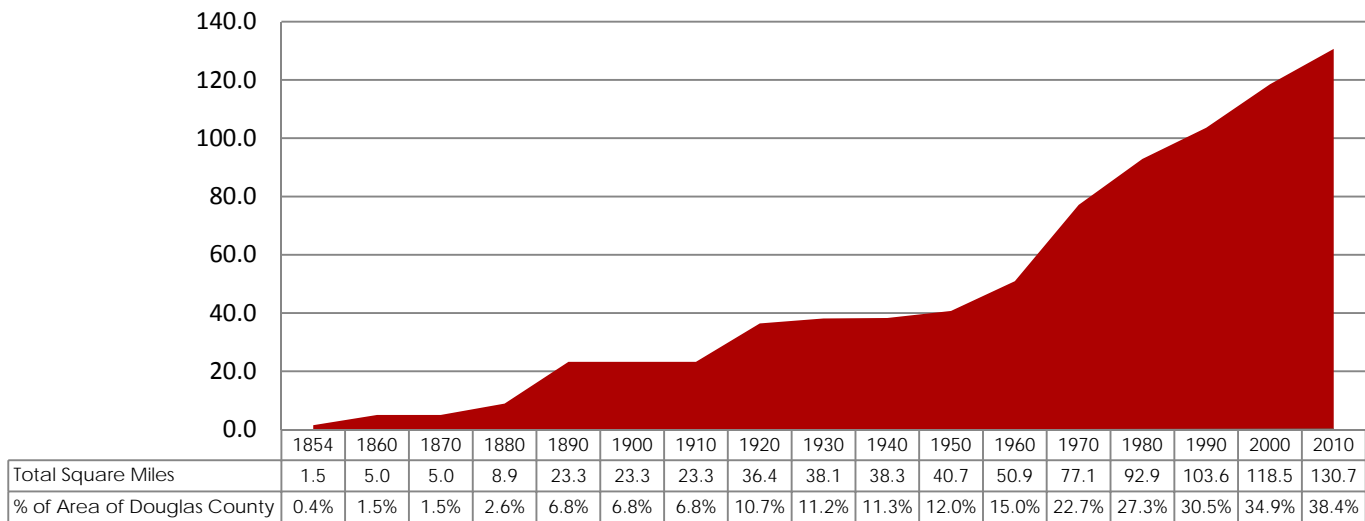


Figure 8: Land area of Omaha, based on annexation information from the Omaha City Planning Office; Graph by APMA 2011.

After 1980, the population outside of Omaha began a slow decline. Development outside of the planning jurisdiction of any particular city or town in Douglas County continued to occur, but steady annexation by Omaha curbed its overall effects. By 2000, Douglas County was the state's most populous county with one-quarter of all Nebraska residents. Of its 463,585 residents however, only 73,578 (16%) lived outside the Omaha City Planning jurisdiction.

BENNINGTON

INTRODUCTION

Bennington is a small community located in north-central Douglas County. Established along the north side of the Big Papillion Creek, Bennington is centered on Sections 10, 11, 14 & 15 within the Jefferson Precinct. The Fremont, Elkhorn, and Missouri Valley Railroad, which paralleled the north bank of the Papio Creek until 1979, was instrumental in the town's founding. The town began as a market for local farmers and developed into a self-sustaining small community with local banks, a post office, saloons, and general stores.⁵² Although Bennington saw very minimal population growth through the first half of the 1900's, the town experienced a population boom followed by a moderate population increase during the mid to late twentieth century. Bennington's connection to the expanding Omaha metropolis over the century has reduced the self-sustaining aspects of the local economy while shifting the local markets toward services of benefit to a bedroom community.⁵³

BEFORE BENNINGTON: EARLY 1870'S AND BEFORE

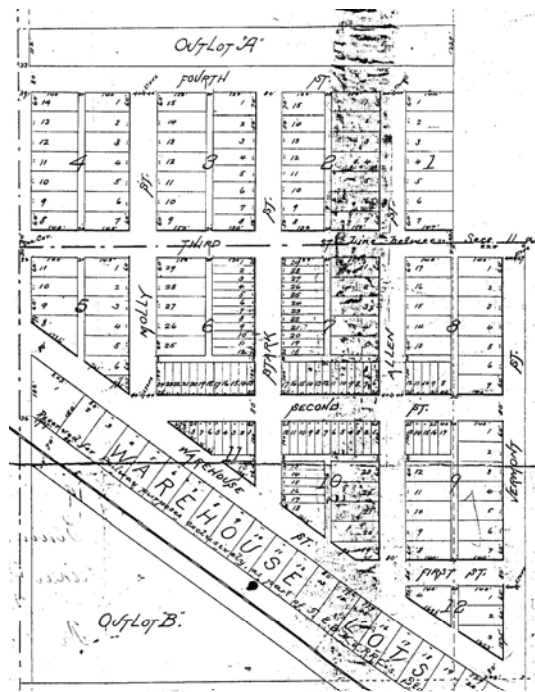


Figure 9: Plat of Bennington, 1887; from the Files of the Douglas County Engineer

Prior to homesteading, the Omaha Tribe lived off of the land in the Bennington area. Surrendering their land in 1854 to the United States government, the Omaha Indians were soon replaced by eager homesteaders establishing roots in the Nebraska prairie. Between 1854 and 1868, the United States rewarded Joseph Tuttle for his military service in the War of 1812 with the land on and around the future Bennington townsite.⁵⁴ It is unclear if he settled here, but certain that by 1868, Peter Bunz, Claus Oft, John Labs, and Dick Monell were the landowners of this section of wild prairie.⁵⁵

Before Bennington emerged as a town, however, another town was established in the area. The small community of Hayes, Nebraska was located two miles north and one mile west of the future Bennington townsite. Hayes was a stop for the pony express and area residents not only visited town to receive mail at the post office here, but also purchased goods at the town general store and used the services of the local blacksmith.⁵⁶

⁵² (Bennington Centennial Book Committee 1992) p. 9.

⁵³ (Whiteside 1984)

⁵⁴ (Mangold, Looking back on a century in western Douglas County: Bennington built by hard-working families 2000)

⁵⁵ (Bennington Centennial Book Committee 1992) p. 9.

⁵⁶ (Mangold, Looking back on a century in western Douglas County: Bennington built by hard-working families 2000)

A single land purchase changed the future of both Hayes and Bennington. In 1868, the Fremont, Elkhorn, and Missouri Valley Railroad purchased land for \$50 an acre from the Peter Bunz for the development of a railway line across the plain from Omaha to Fremont.⁵⁷ Bunz was one among many German homesteaders in the area selling parcels of land to the railroad company for the new track development. With the newly acquired land from Bunz, the railroad-owned, Pioneer Township Company platted Bennington. With the local business generated by the railroad, Bennington rose and Hayes fell, and the former settlement quickly dwindled off the map as people and buildings moved south to the settlers folded into the new railroad town.

BENNINGTON LEADING UP TO INCORPORATION 1868-1892

After the sale of the railroad track to Chicago & North Western Railway in 1887, Bennington's development took shape. During the mid-1880's Henry Schroeder began his harness shop, which he would operate for the next 45 years.⁵⁸ Following Schroeder, Simonson and Schmidt built a hardware store, Claus Oft constructed a grist mill on the Papio Creek, Eggert Oft established a livery and hotel, and Herman Timme started a general store.⁵⁹ One early town resident, Peter Mangold, seized entrepreneurial opportunities and constructed a lumberyard, a general store, a post office, and a bank within Bennington in its early development years.⁶⁰ Many of these men not only started businesses, but also would serve the community as town trustees, school board members, or church founders.

Bennington's development relied not only on commercial and retail establishments, but also on surrounding residential growth. During the initial stages in Bennington's growth, many residents remained on the open prairies where they had originally homesteaded, but new residents began to populate the surrounding farmland. A few families built houses within the town while managing farmsteads nearby. By the late 1880's and early 1890's, the Timme, Rasmussen, Logemann, and Paulsen families, among others, had homes in Bennington. Housing within town, however, remained scarce throughout the late 1800's.⁶¹

BENNINGTON INCORPORATED AND FORMATIVE YEARS 1892-1920

The Douglas County Commissioners incorporated Bennington as a village on April 12, 1892. Prior to incorporation, in March of 1892, the town demonstrated the minimum population of 100 residents. In order to ensure this number, the town's Justice of the Peace, Henry Timme, conducted the necessary population census while the railroad laborers and sugar beet workers were present in the area.⁶² Though the initial population may have been inflated, Bennington's population continued to grow and reached 229 by the turn of the century, while numerous businesses also filled the downtown.

⁵⁷ (Bennington Centennial Book Committee 1992) p. 9; p. 89.

⁵⁸ (Bennington Centennial Book Committee 1992) p. 234.

⁵⁹ (Mangold, A Brief Early History of Bennington 1937 and updated in 1990)

⁶⁰ (Mangold, Looking back on a century in western Douglas County: Bennington built by hard-working families 2000)

⁶¹ (Bennington Centennial Book Committee 1992) p. 234. (Bennington Centennial Book Committee 1992) p. 234.

⁶² (Bennington Centennial Book Committee 1992) p. 249. (Bennington Centennial Book Committee 1992) p. 249.

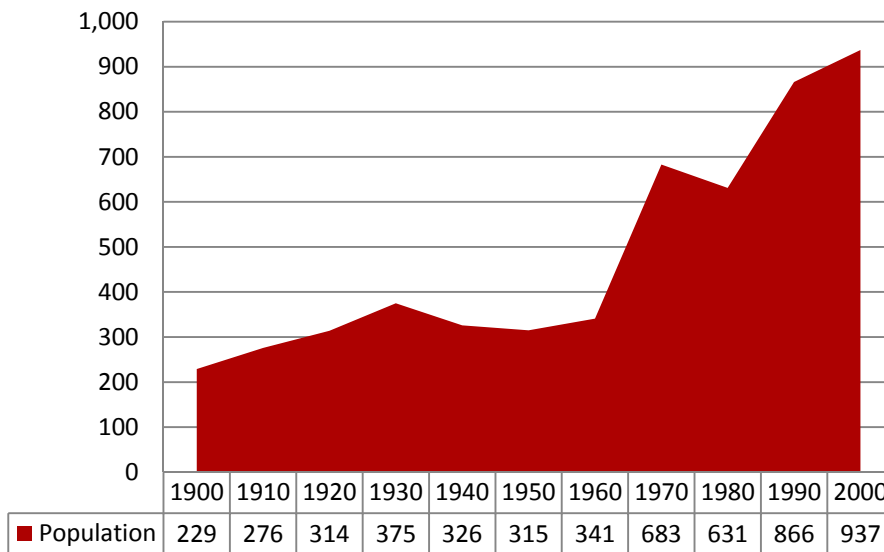


Figure 10: Population of Bennington; Information from the United States Decennial Census; Graph by APMA 2011

Businesses emerging within Bennington provided a variety of town services. New general merchandise stores and hotels complimented the previously erected establishments. In addition, by the early 1900's, the town "boasted three general merchandise stores, two butcher shops, two banks, several restaurants, four saloons, four hotels, a mill, two implement dealerships, a hardware store, a newspaper and print shop, a cement block factory, a pharmacy, a lumber yard, and a cigar factory."⁶³ Benefitting from the adjacent Papio Creek, two ice houses and a grist mill also were found near Bennington. Dirt roads, gas lights, hitching posts, and wooden sidewalks provided the framework for downtown Bennington.⁶⁴

The village of Bennington, however, was more than built structures and business establishments. Bennington residents also had a strong community fueled by their shared German heritage. Located on the southeast edge of Bennington, a large 20-acre park donated by Peter Bunz served as a main community gathering spot. Even Omaha citizens would travel via train to the area to enjoy the communal festivities that included music, dancing, drinking, baseball, and picnicking.⁶⁵ The annual Harvest Festival began in 1908 and continued for decades, visited by thousands over the years.⁶⁶

The establishment of School District No.59 in 1892 also contributed to a unified community. Peter Mangold, the entrepreneurial businessman, had laid out the 840-acre district two years prior. Once in place, School District No.59 was the smallest land area district in the state.⁶⁷ Eldredge Messenger, the first teacher, instructed approximately 24 students in grades 1-8 in a one-room school house. As the

⁶³ (Bennington Centennial Book Committee 1992) p.9.

⁶⁴ (Douglas County Post-Gazette 1992)

⁶⁵ (Mangold, Looking back on a century in western Douglas County: Bennington built by hard-working families 2000)

⁶⁶ (Bennington Centennial Book Committee 1992) p. 9.

⁶⁷ (Bennington Centennial Book Committee 1992) p. 59.

town continued to expand, so did the school. In 1896, an additional room was added. Then in 1912, the first floor of an entirely new school was constructed by C.W. Glandt in Bennington. The second floor would be added later. In 1910, the previous schoolhouse was sitting on raised on earthen pillars and waiting for a basement addition, when an unfortunate flood washed out the pillars and the building collapsed. In the interim, students used the Modern Woodman of America Hall in downtown Bennington. By 1913, the students, now from grades 1-10, used a newly completed two-story school, partially funded by an annual \$500 tax imposed on all village saloons.⁶⁸

The washing out of the school building in 1910 was only a minor setback compared to the looming fire soon to follow in 1913. In the years after the turn of the century, Bennington residents began to acquire fire prevention supplies, but fell short of passing a community bond to build a centralized fire house, although the land had been purchased. During the early morning on April 29, 1913, the residents' interest in a fire house, however, would soon increase as a raging fire tore through downtown. Many businesses were damaged in the fire. Some of the establishments recorded by the Omaha World Herald as damaged by the fire included: Paulsen's opera house; Eggert Oft's hotel; William Witte's drug store; D.H. Kirschner's garage; Otto Hansen's meat market; and The German Lutheran Church⁶⁹. The fire was so severe that even the Omaha fire fighters were called on the scene to help contain the damaging fire. Several business histories record the rebuilding of business establishments by either the original or future tenant after the fire, indicating Bennington's commitment to sustaining a strong community.

Six years after the school system began, another social entity started in Bennington, the Lutheran Church. St. John's Lutheran Church was founded by Ernst Walter, a young pastor from Kansas, in 1898. By request he visited Bennington and despite a poor welcome, he decided to relocate his family to the village. Upon his arrival on July 6, 1898, Walter was forced to go door to door to collect funds for a church building and parsonage and to encourage involvement in the new church. Within four months, he achieved both. Since its inception, the church has been instrumental in the community framework. German services on Sunday and Wednesday were held well into the early 1900's and beyond. Many old-time Bennington residents experienced numerous baptisms, confirmations, and marriages within St. John's Lutheran Church.

BANK FAILURE AND THE BENNINGTON SPIRIT 1920's-1940's

Restoring and building a physical structure is a large undertaking, restoring an economy, however, is an even larger task. Four years before Bennington's incorporation, the first bank emerged within town. The first owners, Valnack and Wallace, ran the business for six years before selling to Stratton and Wolly. During the initial ownership, the village residents made a run on the bank and demanded their money. The threatened bank clerk quickly left his post and ran to Omaha. In 1894, Peter Mangold and Claus Glandt purchased this bank and reemployed the departed clerk. Twenty years later in 1914, the second bank, Bennington State Bank, was started by Suverkrubbe. The downfall of both banks,

⁶⁸ (Bennington Centennial Book Committee 1992) p. 59.

⁶⁹ (Bennington Centennial Book Committee 1992) p. 105.

however, occurred at the forefront of the Great Depression as the agricultural system crashed and the stock market soon followed.⁷⁰

The fall of the banks did not deter Bennington's commitment to community development. In the early 1920's, the Bennington residents had financed a paving bond. After the bank's demise, the previously raised money was lost. This loss coupled with other compounding debt and bonds weighed heavily over Bennington until the late 1920's, when then village chairman, Tim Ohrt, vowed to create a debt-free Bennington. By 1939, he had reorganized Bennington's finances and achieved his goal. Bennington was referred to as Douglas County's White Spot – the White Spot on the White Spot of the Nation.⁷¹ The "White Spot" reference referred to Nebraska's ability to construct its state capitol building debt free and Bennington's ability to follow suit as a debt free village.

During the Depression era and beyond, Bennington continued to improve upon its community resources. In 1925, the members of St John's Lutheran Church were able to remodel and reorient their current church structure to face the highway. Paving bonds and street improvements continued. In addition, in 1928, the Bank of Bennington opened its door for business and reused the previous Mangold and Glandt Bank facilities. During the forties, the Bennington Junior Woman's Club founded the first library in an upstairs room of the Modern Woodman of America Hall. This period also marked a community shift towards an emphasis on English as World War II was underway. This fact is seen in the decision from St. John's Lutheran Church to begin to transition to English services.

BENNINGTON'S EVENTUAL GROWTH 1950's- 1970's

Bennington only grew by 112 residents over the six decades after 1900. Though community resilience seemed to abound, neither the population, nor businesses seemed to expand during this time. The Depression may have contributed to this stunted development, but the advent and rise of the automobile also played a part. As Omaha continued to grow and highways linked Bennington to it, the big city began to draw commerce away from this small town.

Towards the end of the twentieth century, the face of Bennington was began to change. Where the 1960 census showed a population of 341, the 1970 census ten years later indicated a population of 683. This doubling primarily occurred as a result of Omaha and surrounding town residents moving to new housing developments and acreages built adjacent to Bennington. Census data shows that 19.5 percent of Bennington homes were built before 1939. From 1960-1979, a combined 46.1 percent (19.5% in 1960's and 26.6% in 1970's) of Bennington homes were built. This influx of new homes was so overwhelming that a city ordinance was passed in 1979 to limit the housing construction.⁷²

Although residential neighborhoods increased, business development did not grow. The proximity of Omaha businesses served as completion with Bennington businesses. The increase in population also

⁷⁰ (Bennington Centennial Book Committee 1992) p. 75.

⁷¹ (Bennington Centennial Book Committee 1992) p. 14.

⁷² (Mangold, Looking back on a century in western Douglas County: Bennington built by hard-working families 2000)

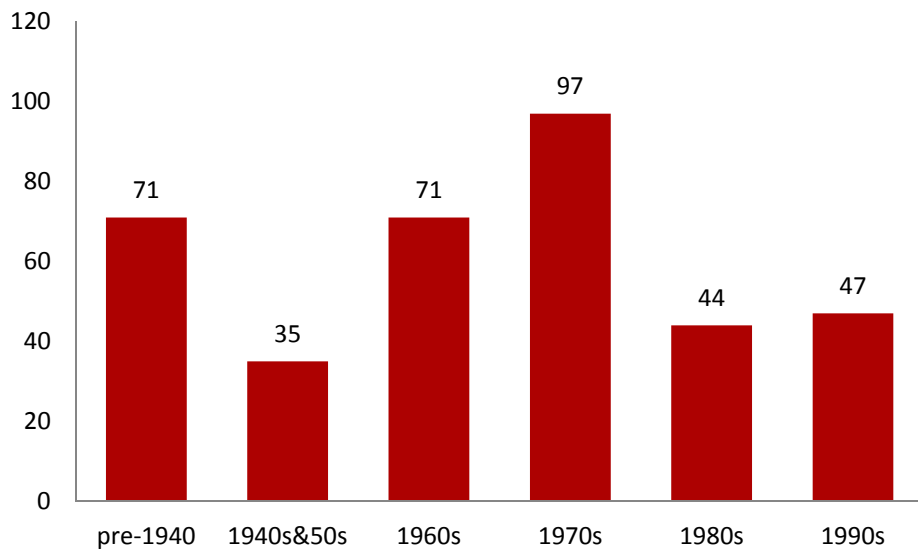


Figure 11: Residential buildings extant from each decade; Information from the United Decennial Census; Graph by APMA 2011.

stressed the school district as class sizes outgrew facilities. In 1977, a new \$1.3 million education bond passed and a new school was erected in 1979. Additional changes to the community during this time included a new church and parsonage for St. John's in the early 1960's, the railroad line vacation in 1976, and a new fire station and library in 1970.

THE BEDROOM COMMUNITY 1980'S-PRESENT

Bennington's small town feel continued to be a draw to Omaha residents in the recent decades. Although there was a slight population decline in the 1980's, by the 1990's, Bennington again grew by 200 residents. The increase has been attributed to the desire by Omaha residents to have "Big-City Living in a Small Town."⁷³ The small school district, strong athletic programs, and community involvement opportunities tied residents to the town, while the short commute to Omaha let many residents work elsewhere. In fact, many non-Bennington residents owned the downtown shops. The overall economic condition was strong, but relied heavily on Omaha for job opportunities, shopping and amenities. The railroad first linked the cities together, the highway brought them closer, and suburban expansion transformed Bennington from an agricultural village into a bedroom community.

⁷³ (Whiteside 1984)

RALSTON

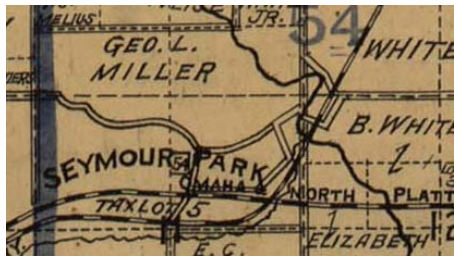


Figure 12: 1900 Map of Douglas County, cropped and enlarged to show George Miller's Estate and Seymour Park.

INTRODUCTION

Ralston is a small community located in south-central Douglas County, along the border with Sarpy County. Established to the west of the intersection of the Big Papillion Creek and the Missouri Pacific Railroad, Ralston covers the south half of Section 2 and the north half of section 11 within the Douglas Precinct. This north half

was originally George L. Miller's Estate, known as Deerfield. The south half was platted as the town of Seymour Park, but known locally as Deerfield village until 1908, when it was re-platted and renamed Ralston.

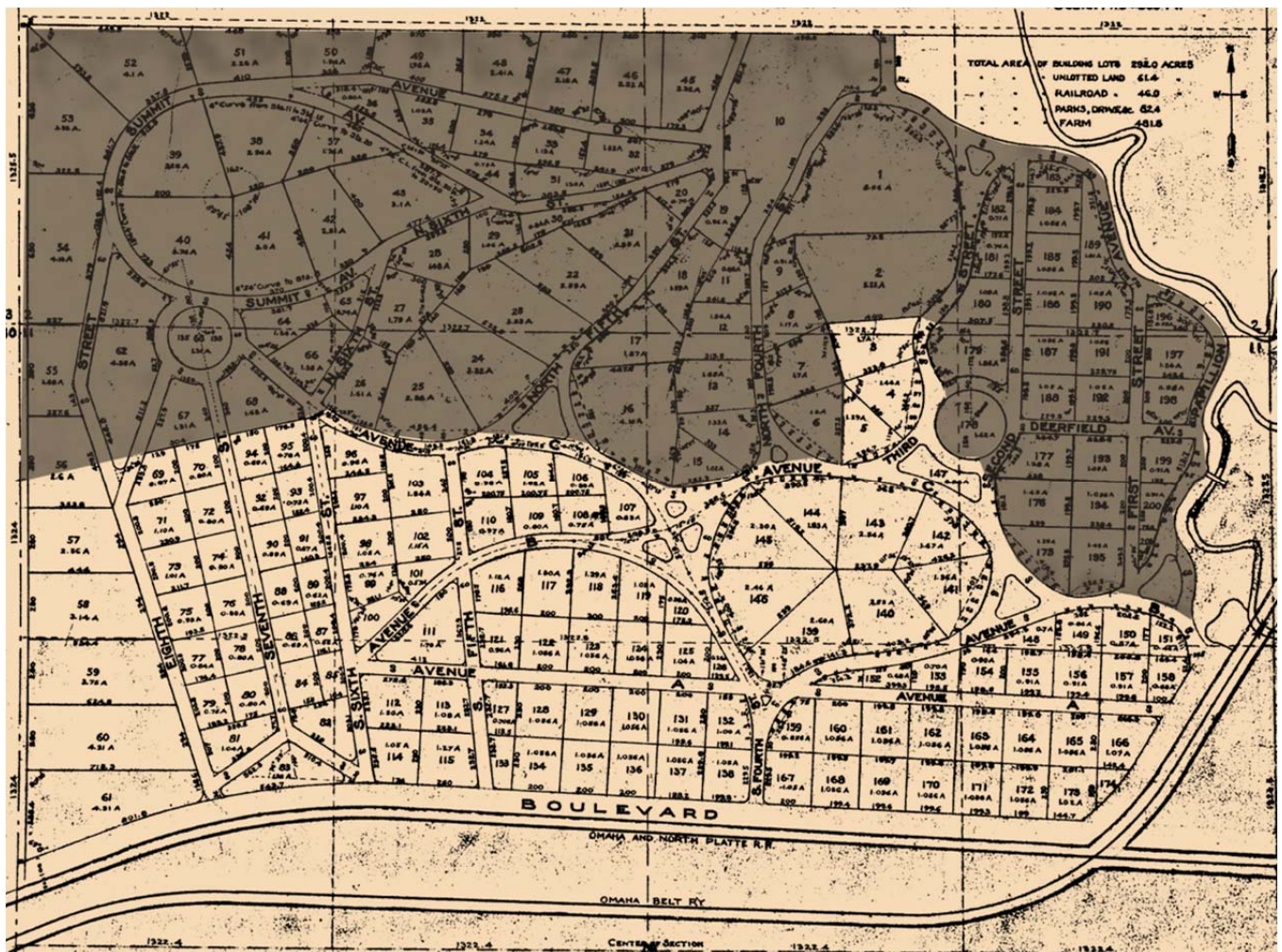


Figure 13: 1887 Plat of Seymour Park, highlighting 1890 lots of former Deerfield estate vacated by George Miller. Plat courtesy of Douglas County Engineer's Office. Highlighting by APMA 2011.

FORMATIVE YEARS (1908 AND BEFORE)

The first rail line to intersect the future village of Ralston was a 27-mile line linking South Omaha and Ashland, Nebraska. This line was completed on January 3rd, 1887, by a railway company now known as the Burlington Northern. It is unknown when the first rail station stop for the village was started, but it was known it was called Deerfield and operated out of a boxcar until 1908.

Dr. Miller, having accumulated 630 contiguous acres by the early 1880s, deeded the land for the District 54 School for the nominal sum of one dollar on June 27, 1882. However, it wasn't until 1888 that a one room rural schoolhouse was placed on this land – it was of light grey wood, trimmed with shutters, and was just east of 77th Street between present-day Main and Park Streets.⁷⁴



GEORGE MILLER – THE FOUNDER OF RALSTON

Born in 1830, George Miller, founder of Ralston, graduated from medical school in New York City in 1852 and moved to Omaha in 1854 after two years of practice in Syracuse, New York. He then moved to St. Joseph, Missouri in 1860. It was during his time in Missouri that Miller left the field of medicine to pursue other ventures.

Staying in Missouri only a few years, Miller soon returned to Nebraska. He began the Omaha Daily Herald in 1865, and remained editor of the paper until 1887. Two years later, in 1889, Dr. Miller sold the Herald to The Omaha World, which became the present-day Omaha World Herald.

On November 28th, 1867 Dr. Miller bought 280 acres of land from Erastus Chandler. Eventually Miller would own a total of 630 contiguous acres south and east of Omaha. At this time, Miller was friends with J. Sterling Morton, who, when he was Territorial Secretary of Agriculture, helped Miller source and plant over 40,000 walnut, catalpa and oak trees on this land which Miller foresaw as his American "English Estate".

To that end, in 1887, Miller started construction of a 17-room stone castle at what is now 76th and Oakwood Streets. The main building was a hulking cross-gabled mix of Tudor and Gothic styles – best described as Eclectic – complete with a tower topped by water spouts and a Byzantine roof. The hilltop that the house was built on was surrounded by a fence, stocked with deer, and dubbed 'Deerfield'. He lived in this castle until 1898, when felt insulation (pipe-wrap) caught fire from kerosene lanterns that had been placed beneath the pipes to keep them from freezing. The house burned to the ground and Miller opted not to rebuild. Instead, the stone from the house salvaged and used for building the Episcopal St. Martin of Tours church in South Omaha.

After the fire, it is unclear where Miller and his wife lived. Miller's wife Hariette was an invalid for the latter part of her life, and died in 1903. Miller maintained a caretaker at Deerfield who lived in a separate caretaker's house. He and his wife had six children. A fire in 1905 burned the caretaker's house to the ground, killing the wife and five of the children; the caretaker and his oldest daughter, not being in the house at the time, survived.

By April 7th, 1909, Dr. Miller's mental faculties were almost completely gone and Henry Yates was appointed his guardian. Miller died on August 28th, 1920.

⁷⁴ (Shooter n.d.)

On June 29, 1888 Dr. Miller hired W. E. Hawley to survey the area that was to become Ralston. Named "Seymour Park" after his good friend, Horatio Seymour, a U.S. Congressman, the plat was actually laid out for development as a small town. This was quite intentional – the embodiment of Miller's Anglophilic dream of a manor house / estate perched on a hill, overlooking the peasant-village below.

Arguably the first major business in Seymour Park (Ralston) came about purely by accident. In 1892 a group of businessmen decided to drill a deep well in search of minerals (gold or oil). At 1440 feet their drill rig hit an artesian well. A dike was hastily thrown up. Soon after Cudahy meatpacking, with a packing plant adjacent to the South Omaha Stockyards at 36th and Q Streets, reserved a sizable chunk on the southwest bank (present day 73rd and P Streets) for the erection of the Cudahy Icehouse. The Missouri and Pacific Railroad built a spur to the Cudahy icehouse, with a station at 72nd and Q called Seymour. The ice plant was an all-season business, but the majority of strenuous effort took place during the winter. With this thriving business came workers – and Miller went on to develop Seymour Lake as a recreation paradise for these workers to enjoy during the spring, summer and fall.

It was not until nearly 20 years later, after the loss of his home and wife, that on May 22nd, 1907, Miller's dream of a town came to fruition. 272.13 acres of land were deeded to the Ralston Investment Company for \$54,426.00. In May 1908 The Ralston Townsite Company was incorporated. Together, the two companies worked together to develop and promote Ralston.

The Ralston Townsite Company was created for 'the purchasing, developing and marketing of a townsite to be known as Ralston'. Streets were laid out under the direction of Roy Towl, a promising young engineer who would later become mayor of Omaha. Miller had but one request regarding the layout of the new town: that the natural beauty of the tree-decked hills would be respected. Towl respected this wish, and it is because of this that Ralston has so many streets 'off the grid'.

During the transition from Seymour Park to Ralston, several local residents began construction to support the coming town. Anton Dragoun built the first house in Ralston proper (the trees being the only remnants of the once grand 'Deerfield'), on Lot 12, Block 12. William Beebe built the first store on Lot 24, Block 34, and a second store soon followed at 8319 Main Street, called Harrison-Graves.

CHANGE AND GROWTH (1908 – 1913)

The Ralston Townsite and Investment Companies appear to have been instrumental in luring Charles A. Ralston and LeBaron from Chicago to Nebraska, to build a four-building locomotive car and contractors' equipment factory on 35 acres of the town site. The plant was to employ 400 people immediately. Grading for the site began on July 2nd of 1908. However, after that construction stopped – nothing else became of the site, other than the investment partners were so impressed with Charles A. Ralston that they changed the village of Deerfield's name to Ralston.

While plans for the plant got underway, the Ralston Townsite Company was busy trying to get other infrastructure in place. In 1908, the railcar that had previously been used as a station was abandoned and a more substantial station building was built. That same year, other infrastructure projects that were started included a franchise to operate a street car line from South Omaha to Ralston and the conveyance of 4 acres of land to the General Construction Company to erect a light and power house. The following spring, the first contract was signed with Nebraska Traction and Power to erect the

street railway system in Ralston. Construction on the streetcar system was begun that August. Additionally in the spring of 1909, the townsite company bargained for a rail line from Omaha, as well as a telephone and telegraph company.

The Ralston Investment Company was also able to lure Rev. J. Lincoln Howard of Savannah, Missouri, to Ralston to start a stove factory. This factory was built around 1908-09 at 77th and Burlington, in front of the proposed plant for the locomotive car and contractor's equipment factory. The stove factory employed 80 men and did \$50,000 worth of business in the first year.

Other investors also contributed to commercial development in 1908. Just west of the stove factory, the Rogers Motor Company built a factory. Charles A. Ralston was president, and, despite incredible public enthusiasm, the factory produced only eight vehicles before closing. The Omaha Tub Factory took over the space, and instead of cars the plant went into the production of wooden butter tubs. East along Burlington Street two blocks, at 75th Street, the Brown Truck Company produced wheels for small carts and baggage trucks. R. T. Propst opened a general store on the south side of 77th Street, next to the Howard Stove Works. Also in the vicinity of 77th and Burlington, the Harding family opened a boarding

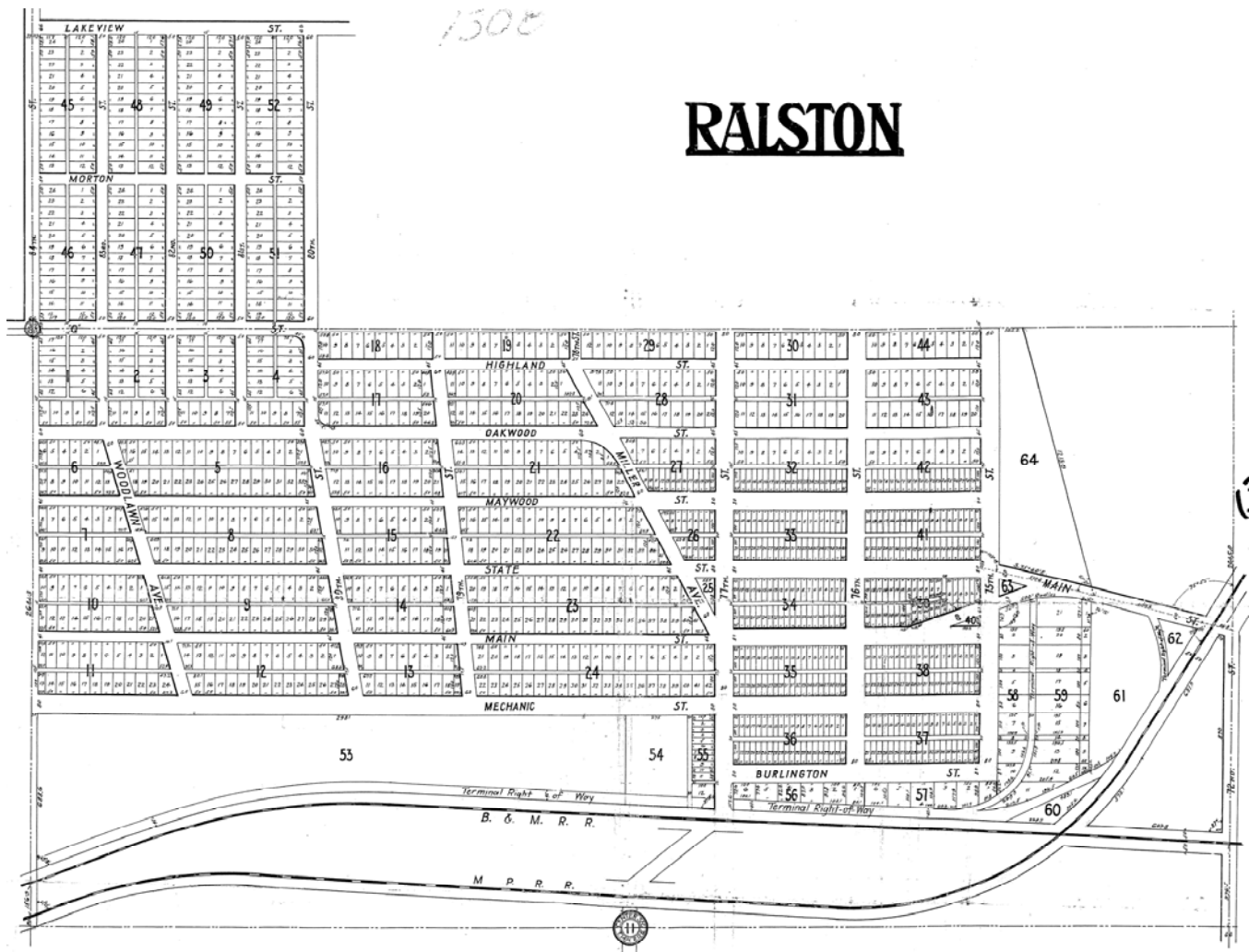


Figure 14: Plat of Ralston 1909, courtesy of Douglas County Engineer's office.

house. Residential construction included twenty new homes that year, with the Ralston Lumber Company forecasting the need for 100 more.

Also in 1908, within a block of the Howard Stove Company was the one-room schoolhouse. Mrs. Howard thought it the ideal place for Sunday school and church. This idea proved so popular that soon the congregation had to be split for lack of room – a number of people were moved to worship in an old store building. Reverend Howard, besides running the stove factory, was the pastor of these new congregations.

The flurry of business activity continued through 1910. That year, the Omaha Furniture Factory opened for business, as did Elbert and Frank Mead's hardware store on the west side of 77th Street, between Park Drive and Burlington. Adjoining the Meads hardware store to the north was Gus Hupner's Grocery. At 77th and Mechanic Streets was the first blacksmith shop, owned by Dan Elledge, and Dave Hamm erected a building on the southeast corner of 77th and Park Drive to house the post office and telephone exchange. Hamm was Ralston's first Village Clerk and Postmaster. It is probable that his wife operated the telephone exchange. East of the post office was the Ambos Hotel, where the Ambos family lived on the first floor, and had renters on the second floor. In the basement was a large dining room where meals were served to the ice house workers.

With the town thus well established, Ralston was formally incorporated as the Village of Ralston by the Douglas County Board of Commissioners on June 24th, 1912.

THE 1913 EASTER SUNDAY TORNADO

Just when the village of Ralston was starting to thrive, on March 23rd, 1913, the Easter Sunday tornado hit. The tornado came out of the southwest. It took a northeastward stance, touched down just south of Park Drive, and fairly well demolished the entire downtown. The tornado passed near Maywood School, leaving the school but obliterating the Meadows Hotel. It then skimmed across Seymour Lake, picked up the Cudahy Icehouse, dumped that structure in the lake, and left the huge stack of ice standing. Ben Ballard's ranch at 75th and Main was destroyed, but the family survived, taking shelter in a cellar. All of the power lines in the city were torn down by the violent winds.

Almost all of the businesses along Burlington were demolished. The Davis Hotel, directly south of Hamm's post office, was raised 30 feet off the ground and smashed into the post office building. Besides the Davis Hotel, other businesses that were entirely destroyed by the tornado included the Omaha Furniture Factory, Howard Stove Factory, the Varnish Factory, Brown Trucking, Ralston Lumber Yard, Ralston Feed Store and Wiigs' Notions. Two additional businesses located off Burlington were also destroyed, W. Ewalt's Shoe Repair and Cady Lumber. Three business buildings were also badly damaged, but survived the storm. These were the Belohlavek Building, Propst's General Store and Hamm's Post Office.

Once the dust had settled, only seven fatalities were reported. President Woodrow Wilson offered aid to Ralston, which Mayor Dalhman refused but then later accepted. The citizens banded together and engaged in the monumental task of rebuilding.

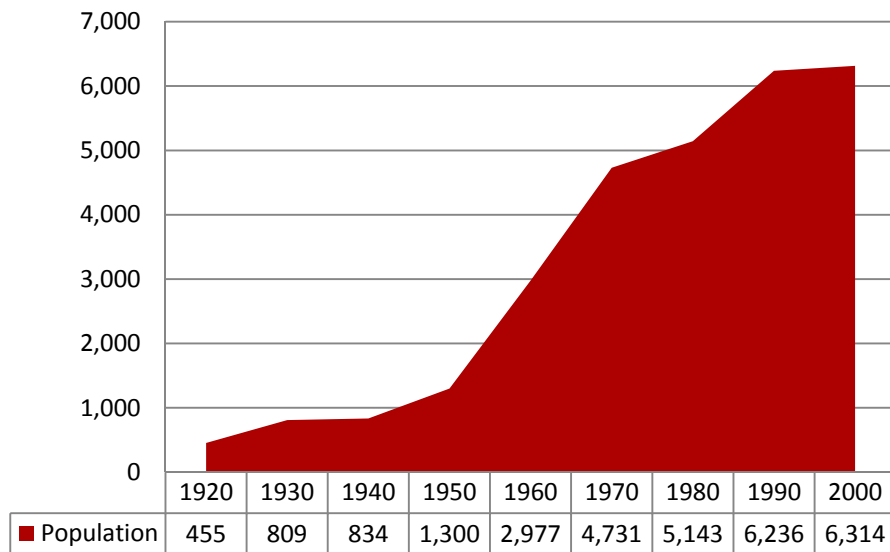


Figure 15: Population of Ralston; Information from the United States Decennial Census; Graph by APMA 2011.

RECONSTRUCTION (1913 - 1930)

Before the end of the summer of 1913, a new icehouse, using one million board feet of lumber, was erected over the ice, which had diminished to half its size and stature, somewhat by natural attrition and also because of the ongoing business of ice deliveries. Soon the new icehouse stored 50,000 tons per year. That same year the Howard Stove Company was rebuilt, and Hamms Post Office Building was repaired. The post office continued to serve as the combined post office and telephone switchboard office until 1935.

Two new businesses opened about this time as well. In 1913, the village's first bank was incorporated with \$50,000 in capital. A year later Dr. Copenhaver opened Liberty Laboratories, a subsidiary of the large veterinary medicine plant in South Omaha at 42nd and U Streets. The location of this branch laboratory is unknown.

In 1916 plans were initiated to build Rialto City, a film studio on 160 acres of prime land. Eugene Sigmund Schaefer had the populace convinced that Ralston would be bigger than Hollywood. On May 6th, 1916 the cornerstone was laid amidst much fanfare and with 2,000 people in attendance. Less than a month later Mr. Schaefer disappeared, forcing the Ralston Townsite Company, on July 10th, to take up the deed on more than 60 blocks of land. It is believed that Mr. Schaefer absconded with more than \$100,000. Among all that upheaval, two stable businesses were also established in 1916. W. J. Norman started the Ralston Industrial Newspaper, and C. M. Skinner built the Ralston Grain Elevator.

In 1917 an effort was made to bring the Catholic religion to Ralston. By July 8th of that year the first mass was celebrated in a big house, rented from C.M. Skinner. Eighteen parishioners were present for the first mass. This small mission church, under the patronage of St. Augustine, continued on for four years after the founding of Holy Ghost Parish at 56th and Q Streets. At that time the Archdiocese realized there wasn't enough membership to maintain a presence in Ralston, and the territory was attached to the

parish of then firmly-established Holy Ghost Parish. It is believed that this transition took place around 1920.

The 1920s brought changes on many fronts. In 1920, a modern fire engine replaced the hand-pulled fire hose cart that had been used until that time. The new equipment was no help however in 1922 when the town's main business block caught fire. Water pressure failed and the buildings were destroyed, never to be rebuilt.⁷⁵

In addition to the improvements to the fire department, other civic improvements in the 1920s included the library and the bus system. The Ralston Women's Club started a library in J. T. O. Stewart's office on 77th Street. Mr. Stewart acted as librarian. The Women's Club also sponsored free outdoor movies in the empty lot that was left after the Skinner Building burned. Also in 1926, streetcars stopped running in Ralston and were replaced by buses.

Commercially, there were several new ventures in the 1920s. The first auto dealership was started by Bob and Howard Hunter, selling Chevrolets. To compliment this, Domenick Fucinaro purchased the building at 7616 Main Street from Mr. Dimke and started an auto-repair garage. In 1923 Jack West started operating a feed lot on Woodlawn Avenue, between 83rd and 84th Streets. A year later, R.T. Propst moved his general store across 77th Street to the brick building that previously housed Citizens State Bank. Finally, in 1926, the Omaha Brick Works established its second plant at 73rd and Ralston Street, manufacturing red common, face, and buff bricks.

THE GREAT DEPRESSION (1930 – 1940)

During the 1930s, the Great Depression had a significant impact on Ralston. The population held steady at around 800, but business fell off considerably. During this period, the Stove Company shut down as did the furniture factory, paint factory and Crown Tire factory, their large buildings the only reminder of a time when hundreds of workers had been employed. It is unknown when the Cudahy Ice House ceased to exist, but it would have been prior to 1941, when water was no longer pumped from the well to fill the lake. In addition, Orchard & Wilhelm Furniture closed the Omaha Furniture Factory in the early 1930s.

The year 1933 provided several bright spots during this period. In November of that year, the Volunteer Fire Department was reorganized and made a unit of the Nebraska State Volunteer Fire Association. Additionally, after prohibition was repealed, Fucinaro's auto repair garage was converted into a public house / bar. His sons built a building just to the east of their father's bar as a bowling alley. Around this same time a ball diamond was built behind the Fucinaro garage, at 77th and Mechanic Streets. Together these last developments provided a diversion from the hardships of the depression for local residents.

In balance, the following year was the most difficult of the depression for Ralston. In 1934 it was one of two municipalities in the United States to file for bankruptcy.⁷⁶ To overcome the financial difficulty, the

⁷⁵ (Ivey 1980)

⁷⁶ (Ivey 1980)

city refinanced municipal bonds, sold vacant lots at bargain rates, and bought and subdivided the Lakewood Golf Course.⁷⁷ By the time WWII was over, these efforts were paying off and Ralston was on its way to a secure financial footing.

WWII AND POST-WAR RALSTON (1940 – 1950)

During WWII, Ralston participated in many of the same war efforts seen in communities across the nation. Bond drives and victory gardens were very popular. In addition, many local residents went to work at the bomber plant in Bellevue.

Unlike other communities, however, the war did not stop progress in Ralston. Within the local government, in 1940, the town established a planning board and as of March 7th, 1944, the volunteer fire department had 22 members. Local services were also expanded in 1942, when bids for the first garbage collection route in Ralston were put in public notice. A year later, the private company, Ralston Building Company, was established, starting construction on 50 new homes its first year, despite government rationing.

The post-war years were rather quiet, as residents settled back into regular civilian life. The population was growing, so that by 1950 there were 1,300 residents. The residential area grew as well to accommodate the increased population. Also, in 1949, planning for the first sewer district was begun and it was incorporated two years later.

MODERN RALSTON (1950 TO PRESENT)

After 1950, Ralston grew due to its adjacency to the Omaha Industrial Foundation's development north of Ralston and the city of Omaha itself.⁷⁸ Most significant was probably the appeal of suburban living and its association with the achievement of the American Dream of home ownership and raising children away from the crime and pollution of city life. With its small town appeal and affordable housing, Ralston fit this bill well. Starting with expansion to the west and north of the original town center in the 1950s, during the 1960s and 1970s most new developments occurred on the southern side of Ralston. Together, this suburbanization meant that between 1950 and 1990, the population of Ralston skyrocketed, growing from 1,300 to 6,236. In fact, of the residential buildings extant in Ralston today, 70% were constructed between 1940 and 1980.

All of this residential growth for families led to the construction of seven new school buildings between 1952 and 1980. However, in the late 1970s, apartment buildings constructed to the west of the Ralston city limits "became closed to families with children... families who had fed the growth of the schools' growth were graduating the last of their children and the younger families were having fewer children."⁷⁹ Thus, the families necessary to support these newer schools were dwindling and several began to close, including the Maywood elementary school in 1984.

⁷⁷ (Cummins 1984)

⁷⁸ (Cummins 1984)

⁷⁹ (Cummins 1984)

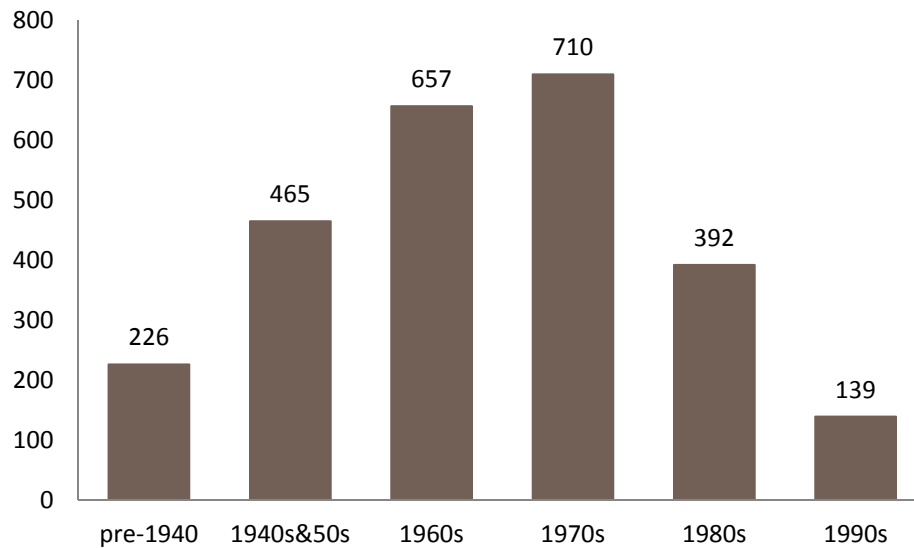


Figure 16: Residential Buildings extant from each decade; Information from the United States Decennial Census; Graph by APMA 2011.

During all of this growth, annexation with Omaha became a hot topic. In 1966 Ralston finished paying off the bonds from its bankruptcy in 1934, finally becoming debt free.⁸⁰ A year later, a gentlemen's agreement was reached between Ralston and Omaha that prevented Ralston from being annexed into Omaha like so many other suburbs.⁸¹ Ralston in turn had to agree not to expand beyond roughly L, Harrison, 72nd and 84th streets.⁸² Nearby Millard was annexed to Omaha in part because of the large tax base of the adjacent Western Electric plant. Since there was no similar large industry in or around Ralston to create a similar enviable tax base, and the population of Ralston was relatively small at around 4,000, the agreement probably appeared to be a small concession on Omaha's part at the time. The agreement could not have been more perfectly timed for Ralston however, since the next decade saw most of the land surrounding Ralston annexed by Omaha. The issue of annexation rose again in the early 1980s, but was once again laid to rest, primarily due to economics. In short, the cost of providing Omaha public services to Ralston was roughly equal to the tax revenue that would come from annexation, leaving no benefit to Omaha for annexing them.⁸³

Today, Ralston is an island – an independent town now completely surrounded by Omaha. Serving Omaha as a bedroom community, most of its residents work in the educational, health and social service fields. Of the working residents, 75% commute to work and have an average commute of 17 minutes. As we move into the future, Ralston is likely to retain its independent status. Because it is completely surrounded by Omaha, it cannot compete with Omaha for annexation of adjacent areas, making annexation to eliminate this threat unnecessary.⁸⁴ Furthermore, its population has leveled off at

⁸⁰ (Ivey 1980)

⁸¹ (Ivey 1980)

⁸² (Ivey 1980)

⁸³ (Jensen 2011)

⁸⁴ (Jensen 2011)

just over 6,000. Because it is land-locked, and has filled its city limits with low-density development, it is likely to remain below the 10,000 population threshold necessary for Omaha to annex it over its objections.

VALLEY

INTRODUCTION

Valley is centered on sand flats between the Platte and Elkhorn Rivers along the western side of Douglas County in Township 16, Section 31. Flooding from both rivers, but the Platte in particular, has plagued the town since its inception. Over the years, the town has enjoyed steady growth. In the early years, its role as a switching station for the Union Pacific at the junction of its main line and the Republican Valley branch meant steady employment for many in the community. In the mid-century, as highways took business away from the railroad, the town's economy shifted to manufacturing. A number of large employers found its location halfway along the Lincoln Highway between Omaha and Fremont an ideal source of inexpensive labor close to large distribution routes. Today, although manufacturing is still strong, the town is best known as a bedroom community, providing a high quality of life to many who commute into Omaha for work.

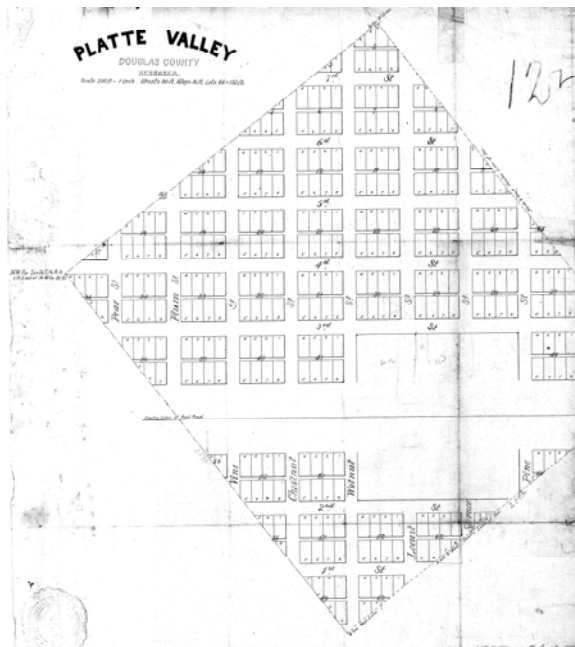


Figure 17: Original Plat of Valley; Plat from the Douglas County Engineer's Office

TERRITORIAL PERIOD, 1854-1867

After Nebraska was declared a Territory in 1854, the area around Valley slowly filled with farmsteads. The new settlers were a mix of European immigrants and people moving further west from Ohio, Indiana, Iowa and Tennessee. In 1856 the Thomas family erected a log cabin approximately 1 ½ miles south of the future site of Valley, Nebraska where they operated a ferry across the Platte River.⁸⁵

The town of Valley, Nebraska was originally surveyed as Platte Valley, Nebraska in 1864 as part of the land granted to the Union Pacific Rail Road for the transcontinental rail line with tracks reaching the town in 1865. It was laid out in a grid that was perpendicular to the railroad tracks, but since the railroad cut diagonally through the county, the town grid was rotated on point compared to the surrounding section lines. Setting the new town up for a long battle, the town plat lay across a series of sand ridges formed by the Platte River's spring floods.⁸⁶ Richard Selsor immediately became the first

town resident.⁸⁷ He built a two-story wood frame store that also served as a post office, hotel, day school and Sunday school.⁸⁸

⁸⁵ (Abraham Lincoln helped make Valley a Reality 1989) In later years, the cabin was used for a community building and picnic grounds.

⁸⁶ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 21.

⁸⁷ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 3.

⁸⁸ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 5.

SETTLEMENT AND EXPANSION, 1867-1900

The early 1870s were a time of many firsts for Valley as residents began to settle the new town. In 1868, the Union Pacific Rail Road constructed a depot, hiring their first station agent, Mr. Cook, in 1870.⁸⁹ In 1869, A.D. Butler opened a blacksmith shop, but closed it in 1871 due to lack of business.⁹⁰ In 1872, Valley had its first noticeable flood and Mrs. Lizzie Graham began teaching school with a class of 15 students. The following year, the town constructed its first school building. The single-story wood-frame building was erected at a cost of \$1,300. The Methodist Episcopal Church began meeting there as well on Sundays. Benjamin White purchased the store Richard Selsor had built and in 1874 constructed a hotel as an addition to the store.⁹¹ In early photos of the town the building was two stories tall; the gable front wood framed building faced the railroad with a large front porch.

By 1875 the town was gaining a foothold; however its original 160 acres were reduced to 18. During the winter of 1878 participation in local clubs was a popular pastime and local residents met often for the Reading Club, Lyceum Club, Irving Club and Singing School.⁹² That spring, they organized the Baptist congregation, meeting in the homes of various members and in the rural schoolhouses surrounding the town.⁹³

Between 1880 and 1890 the town grew from 42 residents to 378 and subsequently construction in town moved away from multi-purpose buildings to those dedicated to a single business. In 1880, the Union Hotel was constructed at the northwest corner of Front and Locust Streets.⁹⁴ It was a "substantial and commodious house."⁹⁵ Additionally, about this time, C.E. Mayne constructed a building that housed the Farmers and Merchants Bank.⁹⁶ Six years later the Methodist Church was built on Spruce Street (the main commercial street) on land donated by E. Hudspith.⁹⁷ Finally, in 1887 L.P. Byars opened a hardware store where he sold farm machinery, buggies, furniture and harnesses on the first floor and conducted an undertaking parlor on the second floor.⁹⁸

⁸⁹ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 5.

⁹⁰ (Andreas 1882) First Things

⁹¹ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 5. The hotel was later moved and in 1964 was the home of Frank Humphery.

⁹² (Valley Town and Country Promoters and Valley Women's Club 1964), p. 41.

⁹³ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 57.

⁹⁴ The building was later called Hudspith Hotel. It was moved to Spruce street at an unknown date and occupied by Opocensky furniture in 1964.

⁹⁵ (Andreas 1882) First Things

⁹⁶ (Abraham Lincoln helped make Valley a Reality 1989); (Valley Town and Country Promoters and Valley Women's Club 1964), p. 13.

⁹⁷ (Abraham Lincoln helped make Valley a Reality 1989)1985 the building is non-extant. At that time it was the kiln site for Fitz ceramics.

⁹⁸ (Abraham Lincoln helped make Valley a Reality 1989)

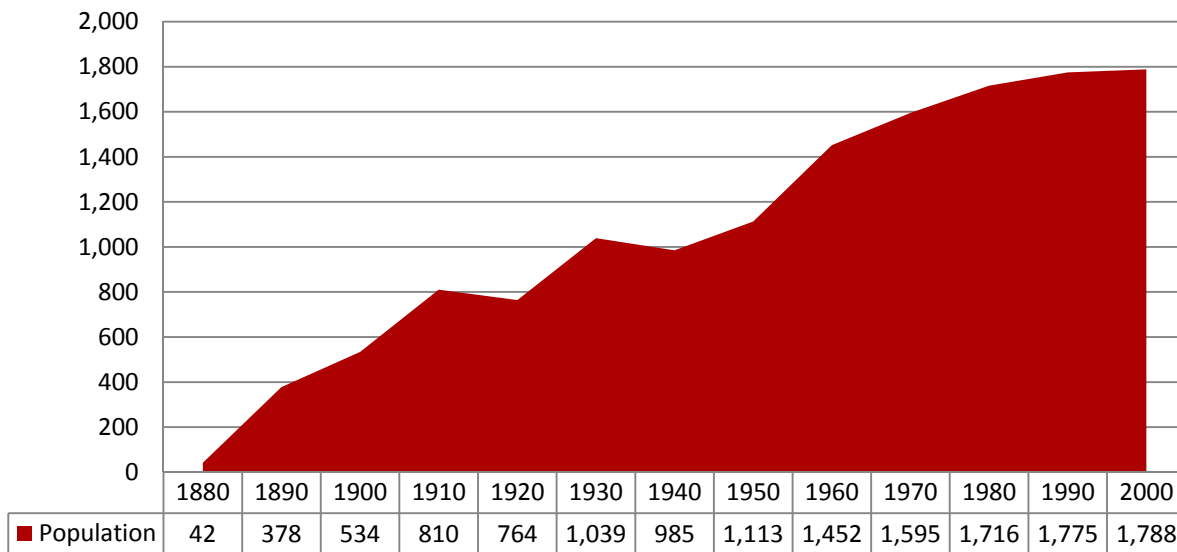


Figure 18: Population of Valley; Information from the United States Decennial Census; Graph by APMA 2011

It was also during the 1880s that the Valley Stock Yards were built by W.G. Whitmore and his brother Frank "Doc" Whitmore. The stockyards included two side businesses. The first was baling hay and selling it to the Omaha Street Car Company for horse feed. The second was a stock feeding station adjacent to the railroad, which was constructed to meet the requirement that all livestock be let off the train, fed and watered at stated intervals. The Valley Feeding Station was most often filled with sheep and some ranchers sent their own herders along to tend the sheep while they fattened for the Omaha market.⁹⁹

Three disasters struck in the 1880s. On Mar 27th, 1881, Valley flooded again.¹⁰⁰ This time it was more than just noticeable. 75 people took refuge in the local grain elevator. Then in the winter of 1886-1887 a diphtheria epidemic killed some of the town's children, wiping out two families. This was followed by the blizzard of January 12th-13th, 1888, which is remembered throughout the Midwest. In Valley, W.G. Whitmore, who kept a diary of local events, noted that it was the "Worst Blizzard we ever saw - 33° below zero."¹⁰¹

On February 29th, 1890 the town was incorporated, giving rise to a number of local town planning, public service and utility projects over the next three years. The most significant of these was the grading project, where the townsmen proceeded to "cut down the ridge in front of the Bank Building and when the grade had been established, the Bank Building stood high and dry on a four or five foot embankment, but the situation was met temporarily by putting in steps to the entrance and later by lowering the building."¹⁰² The town also held its first fire department meeting that year. Two years later,

⁹⁹ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 19.

¹⁰⁰ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 41.

¹⁰¹ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 41.

¹⁰² (Valley Town and Country Promoters and Valley Women's Club 1964)p. 21.

it established a toll telephone service to Omaha in 1892.¹⁰³ The town raised over \$250 in one night as a guarantee of patronage to entice the Omaha Telephone Company to establish the service. That same year, the town also raised enough money to build the Valley Opera House, raising funds through a stock company for \$100 a share.¹⁰⁴

Also during the early 1890s three churches were formed. A Presbyterian congregation was organized in 1891 by Rev. L.D. Wells and they immediately hired Alex Gardiner to construct a church. The building was completed at a cost of \$1,390. The rural (Scandinavian) Baptist congregation, which had been meeting informally in various places since 1878, was formally incorporated in 1891.¹⁰⁵ The following year, they constructed a building in the country north of town for \$1,200.¹⁰⁶ Also in 1892, those in town who were having difficulty traveling out to the rural church formed the town (Swedish) Baptist Church. They met in the homes of members and other churches in town.¹⁰⁷

The National Panic of 1893 and ensuing depression did not impact Valley, which continued to grow and prosper through the 1890s. In 1895 Dr. Blair, the town's first medical doctor arrived and opened an office in the house at 66 Railroad Street.¹⁰⁸ That same year, the town passed a \$5,000 bond issue to build larger school house."¹⁰⁹ Dedicated September 10th, 1896, the new two-story brick school house was spacious enough to include high school classes. The first senior class graduated in 1901. The old school house was separated into two pieces, moved and put to good use. A portion of it became the house at the corner of North Mayne and front Streets and the other half was dedicated in 1896 as the town (Swedish) Baptist Church.¹¹⁰ In 1897, both a creamery and the town's first grain elevator were constructed.¹¹¹ Constructed just north of the railroad depot, it was run by W.G. Whitmore who, along with his brother Frank, helped to instigate many local early business ventures.

DEVELOPMENT AND GROWTH – 1900-1930

The turn of the new century saw the enhancement of several important local services. December 4th, 1900, the Valley Hose Company was incorporated, formalizing the volunteer fire department started in 1890. A year later, the telephone exchange office was erected on Spruce (main) street.¹¹² This was followed in 1903 by the Post Office Building.¹¹³ Constructed by Mons Johnson, the upper floor was occupied by Dr. Reed M.D. and Dr. Byars, D.D.S. Also in 1903, a combination fire hall and town hall were constructed on Gardiner Street, adjacent to the Opera House. Finally, in 1903, the Coy and

¹⁰³ (Abraham Lincoln helped make Valley a Reality 1989)

¹⁰⁴ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 9.

¹⁰⁵ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 41.

¹⁰⁶ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 59.

¹⁰⁷ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 59.

¹⁰⁸ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 15.

¹⁰⁹ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 41.

¹¹⁰ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 43, 59.

¹¹¹ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 43.

¹¹² (Abraham Lincoln helped make Valley a Reality 1989)

¹¹³ (Abraham Lincoln helped make Valley a Reality 1989)

Company Seed house was constructed (non-extant). It was one of largest seed companies in the country, selling seeds for corn, pumpkin, and onion.¹¹⁴

Four local societies were also founded at this time. The first was the Busy Bee Society, which promoted sociability and financial aid among members of the local Presbyterian Church. The second group was the Baptist Mission Circle (King's Daughters), who were formed in 1902 to support the church's mission work.¹¹⁵ Also founded in 1902 was the third society, the Valley Women's Club whose initial focus was the establishment of the Valley Public Library. Together the women began by purchasing 40 books for a traveling library. The most vigorous of these organizations, however, was the fourth, the Valley Commercial Club (Chamber of Commerce). Formed 1902, their first project was the construction of the Wagon Bridge over the Platte River, which was successfully completed in 1903.¹¹⁶ Proving that it was constructed well, the bridge held firm during the flood that year.

The Platte River also flooded significantly in 1912. An ice gorge northwest of town forced water over to the Union Pacific Rail Road tracks and the water followed the tracks to town, washing them out for miles. Water stretched from the banks of the Platte River to the west edge of town and was reported to be three to four feet deep in places. The main current cut a canal thirty feet wide through the Baptist Church hill and Coy hill along Gardiner Street. When the water had receded three days later, the town estimated the damage at \$40,000.

Perhaps because they had so recently paid their dues to Mother Nature, the town was spared the Easter Tornado of 1913. Instead, it passed through the rural area to the southeast of the town. The Lincoln Highway did not miss the town that year however and in 1913 it was routed alongside the railroad tracks at the northeast edge of town, ensuring the town's continued economic success. The following year, a new bank building was constructed at the corner of Spruce (main) and 2nd Streets and a drug store was built next door by Roy Erway.¹¹⁷

1914-1925 was an active time for new organizations in Valley. On May 8th, 1914, President Wilson signed the Smith Lever Act which gave financial support to extension efforts by colleges and universities, reaching out to provide instructions and demonstrations in agriculture and home economics. In response, many attended local demonstrations on a variety of topics – everything from soap making and egg preservation to making dress forms. As an outgrowth of these efforts, in 1924, Valley residents formed two Project Clubs with local leadership, the Merry Circle Club and the Fowler District Club. In 1925, a second Merry Circle Club was formed and a year later the Good Cheer Club join the group. Additional clubs were formed by rural residents all around Valley.

¹¹⁴ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 15. This building later became a popcorn plant.

¹¹⁵ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 59.

¹¹⁶ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 43.

¹¹⁷ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 7; (Abraham Lincoln helped make Valley a Reality 1989)

Three other social organizations got their start during this period. In 1919 local branches of the American Legion and 4H were formed. They were quickly followed by the American Legion Auxiliary, the AF&AM, and the Order of the Eastern Star. Both Masonic groups met on the second floor of the Opera House. There were two new religious organizations during these years as well. September 16th, 1917, the town and country Baptist churches were reunited with a membership of 182. Plans for a new church building were made and it was dedicated November 3rd, 1918 as the First Baptist Church of the Valley.¹¹⁸ Two years later St. John's Catholic Church was formed. They purchased the town Baptist Church's building (the old school house wing).

Seven years after the flood of 1912 a dike was finally constructed across the Platte River. This did not completely solve Valley's flooding issue. However, it did help for many years.

By 1920 the town itself was becoming established. That year they erected the water and light plant.¹¹⁹ A year later the town's first Sanborn maps were drawn, an indication that the town was built-up enough to require documentation for fire insurance purposes. But documentation alone could not prevent fires. In 1922 the sheep shearing shed at the Valley Stock Yards was destroyed by fire. Perhaps as a result, the following year the town purchased its first motorized fire truck. The American LaFrance truck was outfitted with a hose, ladder, and two chemical tanks. Recognizing that they also needed to serve the surrounding rural community, local volunteer firemen took parts of this truck and used them to build a second from a Buick touring car to combat rural fires. In 1925 the town board also took over the management of the village library from the valley Women's Club and began financing the library through a local tax levy.

Adding to its physical growth, in 1924 a new high school building was constructed. The brick building was 3 stories tall and included a large auditorium. Three years later, the high school was admitted into the North Central Association of High Schools and College.¹²⁰

By 1928, there had been enough changes in Valley that it required new Sanborn maps. A review of these maps reveals that by this time Valley had grown to include two oil companies, a farmer's CO-OP, two hotels, a branch office of the Coy Seed Company, a building for the Nebraska Power Company, an Opera House, Post Office, Telephone Exchange, combination Town Hall and Jail, UPRR Company Chute House and Depot and the Valley Stock Yards and Grain Company.

THE GREAT DEPRESSION (1930s)

As people left smaller towns and rural areas during the depression in search of better opportunities, Valley's population dipped slightly and there were a number of consolidations in town. In 1933, the two banks in town, Valley State Bank and Farmers State Bank, consolidated into Bank of Valley.¹²¹ The three

¹¹⁸ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 59.

¹¹⁹ (Abraham Lincoln helped make Valley a Reality 1989)

¹²⁰ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 55.

¹²¹ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 12.

protestant denominations in town also began talking about merging. Discussions turned serious between two as the decade wore on and in 1941 resulted in the Baptist-Presbyterian church.¹²²

Unlike many areas, where the Depression led to a surge in membership and numbers of local organizations, only two new organizations were formed in Valley in the 1930s. The more active of the two groups was the local Boy Scout troop, which was organized with 32 boys on the original charter in 1930. They were originally sponsored by the American legion, but by the end of the decade, were sponsored instead by the newly formed Baptist-Presbyterian church. The second organization was a much less active group. In 1936, the Last Man's Club of WWI veterans was formed. Founded with 76 members, the group met annually for a banquet.

Throughout this period, the Union Pacific Rail Road remained strong, dispatching 50 trains through town per day. This activity was unusual because of the inroads the overland trucking businesses was making into the loads previously carried by the rail roads. However, this is likely due to the fact that Valley was a switching station on the rail line.

WWII 1939-1945

With the focus on the war efforts, the Valley Parent-Teacher Association, which was formed in 1935, was discontinued in 1940 for lack of interest. Concurrently, the Busy Bee society changed its name to Presbyterian Coterie, in an effort to update its image and appeal to new members.

A hallmark of the WWII era, the emphasis on efficiency found its way to Valley in 1940. Doing more work with less people, the telephone service was changed from manual to dial service.¹²³ Sadly, in straightening the roads to get places faster, the Lone Tree was removed. Standing a mile and a half South of Valley, this giant cottonwood was a local landmark. When it was cut down to make way for the blacktopped road it measured six feet in diameter and was believed to be 130 years old.¹²⁴

Close to the end of the war, in 1944 Harry Smith bought the Valley Stock Yards. Although he had worked at the stockyards before, he is perhaps more widely known for his patented method for joining car frames together to serve as rip-rap for stabilizing river banks.¹²⁵ After installing rip-rap all over the United States, he came back to Valley where he had been born. However, a year after buying the stockyards, he passed away.

Post WWII-1970

The Post-War era was a busy time for Valley. As its economy shifted to one based on a strong manufacturing center, and the effects of the baby boom began to register in the town, Valley began to change. Its population picked up its steady growth again. New buildings and social groups appeared, each leaving their imprint on Valley.

¹²² (Valley Town and Country Promoters and Valley Women's Club 1964), p. 59.

¹²³ (Abraham Lincoln helped make Valley a Reality 1989)

¹²⁴ (Abraham Lincoln helped make Valley a Reality 1989)

¹²⁵ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 19. (Valley Town and Country Promoters and Valley Women's Club 1964), p. 19.

In the first move towards a manufacturing economy, in 1946 Valley Manufacturing was founded. From humble beginnings in a hay barn, the firm that would become Valmont Industries and one of Valley's leading employers in the 1980s, began manufacturing agricultural related products.

Two fires occurred in the mid-1940s, and the town lost two of its most historic buildings. Ironically, in 1944, the Valley Fire Department retired both of the original fire trucks and replaced them with a new Ford V-8 model. Despite the new equipment, in 1946, the Midwest Popcorn Company plant (C.P. Coy and CO Seed House) burned to the ground and was not replaced.¹²⁶ The following year the Gem Movie Theater / Masonic Hall (Old Opera House) was completely destroyed when film in the projector caught fire. The theater however, was soon replaced by the current Art Deco, two-story brick Valley Movie Theater. Meanwhile, the AF&AM met in the Masonic lodge in Waterloo until 1948 when their new temple was completed in Valley. The new Valley Masonic Lodge building was a substantial, two-story brick structure that also housed the Valley City Library and Valley IGA in first floor after the building's completion.¹²⁷

In 1947, the Valley Women's Club once again organized to leave a significant impact on the town. Together, they created the Alluvia celebration to raise money to buy a town park. Two years later, the town formed a Park Board to oversee the project. Money continued to come in during the annual Alluvia celebration and in 1949 the Board was finally able to purchase nine acres adjoining the eight acres the school had purchased for an athletic field. The area was merged under the leadership of the Park Board and developed as a single park. The annual fund raising celebration continued into 1950 when over 3,000 people attended the Alluvia celebration and several thousand dollars were turned over to the board. The Park Board in turn spent the money on the park, providing tennis courts, picnic tables, playground equipment, fireplaces, restrooms, floodlights, an athletic field and landscaping.

Following national trends, many social organizations were established in Valley in the 1950s. The children formed the girl scouts in 1950 and the cub scouts in 1954. For the adults 1951, was a busy year. They re-started the PTA that year, and formed the Last Man Standing World War II Veterans Club. Organized with 93 members, the veterans club held an annual banquet to celebrate their camaraderie. Also in 1951, St. Mark's Lutheran Church purchased the old Presbyterian Church building and parsonage. The church was formally organized December 13th, 1953 with a congregation of 62 charter members. They immediately formed a Lutheran Ladies Guild, Sunday School, Luther League and Couples Club.¹²⁸ At the end of the decade, in 1958, the Valley Lion's Club was formed, raising money to provide glasses to children in need.

Mimicking a second national trend, in the 1950s the baby boom was beginning to have an effect on Valley. On May 27th, 1952, the town held a special election and passed a \$298,000 bond issue to build a new elementary school building. Construction of the single-story, sprawling building was completed quickly and the first students moved in March 8th, 1954.

¹²⁶ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 15.

¹²⁷ (Abraham Lincoln helped make Valley a Reality 1989)

¹²⁸ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 61.

The city government was also changing during this time. In 1955, the city council appointed a library board to take over management of the library. Five members each had a five year term and were rotated out one at a time. Two years later, the combination town hall / fire hall building was torn down and a new fire hall was built.

On March 29th, 1960 the Platte River flooded yet again. The town was covered in approximately three feet of water within a few minutes. One-third of the town was evacuated and one rescue worker drowned. Victor Sorensen was bringing blankets to flood victims when his truck overturned on US 275 and he did not survive.¹²⁹

By September of 1960, the new elementary school was already full and some classes had to be held in the Legion Building. A special election on April 14 authorized \$150,000 in bonds for an addition to the grade school and a new gym for the high school. At Christmastime in 1962 the elementary students were able to move into their new addition. The gym was completed in the fall of 1963.

Both electrical and telephone service made improvements in the early 1960s. OPPD constructed a building in Valley for customer and electrical service.¹³⁰ Additionally, in 1963, direct dialing long distance service went into effect.

Religious and secular groups were active in the 1960s. Two churches held building campaigns in 1961. The first, Bethel Baptist Church, erected a new building.¹³¹ The second, St. Mark's Lutheran Church, built a new parsonage and used the original parsonage for Sunday school classrooms.¹³² A year later, the Town and Country Promoters were organized. A women's group, similar to the chamber of Commerce, their aim was "to promote, encourage and assist the industrial and commercial efforts of the area, and to strengthen the economy of Valley." Then in 1967, the Catholic Church constructed a new building south of town.

In 1964, Valley celebrated its centennial. It had grown from 42 residents in 1880, to a population of 1,452 in 1960. As the town reflected on its growth, it noted with pride its full k-12 system with over 500 students, five Christian churches, new library, and city park. Town entertainment included a movie theater, bowling alley, tennis court, little league baseball and recreation on area lakes.

As the United States Postal Service moved from rail transport of mail to overland carriers, and from hand sorting to machine sorting of the mail, many new post offices were constructed across the country. The new post office building constructed in Valley in 1969 was a part of this movement.¹³³

1970-PRESENT

In the last decades of the twentieth century, the population of valley began to level off. Its manufacturing interests expanded, but it also became a bedroom community with many residents

¹²⁹ (Lahm n.d.)

¹³⁰ (Abraham Lincoln helped make Valley a Reality 1989)

¹³¹ (Valley Town and Country Promoters and Valley Women's Club 1964), p. 57.

¹³² (Valley Town and Country Promoters and Valley Women's Club 1964), p. 63.

¹³³ (Abraham Lincoln helped make Valley a Reality 1989)

commuting to Omaha for work. Some businesses, like Ken's Jack and Jill grocery store, expanded as many subdivisions began to spring up outside of the Valley city limits. Others however, like the Valley Movie Theater closed as people went elsewhere.

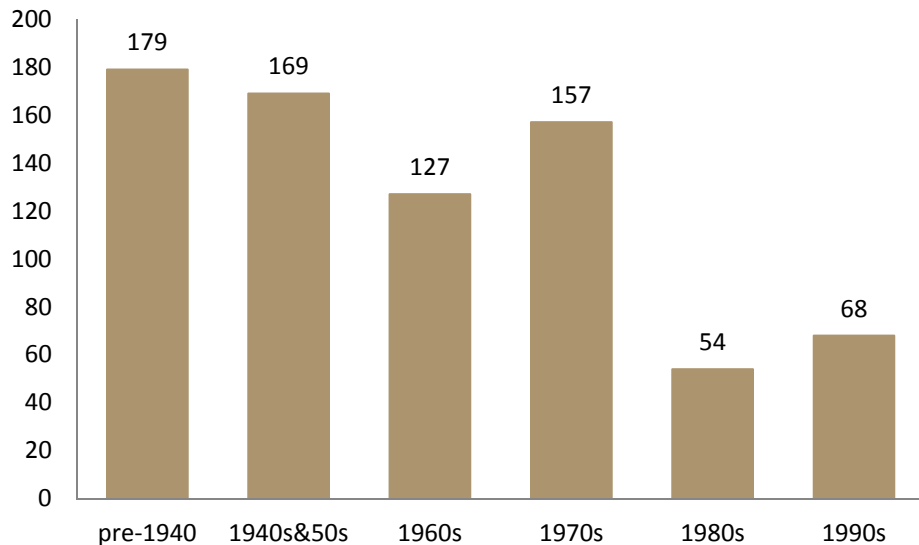


Figure 19: Residential buildings extant per decade; Information from the United States Decennial Census; Graph by APMA 2011.

Valley put its buildings to good use however. After the movie theater sat vacant for several years, it was purchased by the school for a performing arts center.¹³⁴ Similarly, in 1979, the City purchased the old high school building for use as city hall. With the larger space, it also moved library from the Masonic temple to the old high school.¹³⁵

The dike broke near Valley in 1978, causing the Platte to flood the town once again.¹³⁶ An estimated \$6,000,000 in damage hurt many of the local businesses and residents. Balancing this, a year later 3M opened its Occupational Health and Safety Products Division in Valley, bring economic prosperity.¹³⁷

With the decrease in passenger, mail and freight traffic during the 1950s, 60s and 70s, in 1982 the Union Pacific and Missouri Pacific Rail Roads merged, eliminating the active switching in Valley.¹³⁸ By 1988, the watchman's station outside of Valley was the "only one remaining on 22,000 miles of Union Pacific track in 21 states," and it too, was soon gone, replaced with automatic lights and horn signals.¹³⁹

By the 1990s, the largest employers in Valley were Hunt Transfer, Valmont Industries, 3M corporation, Hartford Sand and Gravel, Lyman-Richey Sandpits, Lentell Grain Elevator and the local public schools.

¹³⁴ (Abraham Lincoln helped make Valley a Reality 1989)

¹³⁵ (Abraham Lincoln helped make Valley a Reality 1989)

¹³⁶ ((Lahm n.d.)

¹³⁷ (Lahm n.d.)

¹³⁸ (Lahm n.d.), p.7.

¹³⁹ (Lahm n.d.)

Of these, the city began eyeing Valmont Industries in 1991, considering annexing it into city. Such a move was estimated to increase the town's tax valuations to \$12 million.¹⁴⁰

Valley had two features that set it apart in the early 1990s. Unusual for its size, in 1991 Valley had two doctors and two dentists.¹⁴¹ Comparatively, many town's its size had only one. Additionally, it had formed a group called the City/School Community Advisory Group that was made up of members of the School Board and the City Council. They got together to talk about ways to combine their efforts and reduce costs by sharing services.¹⁴²

Today, manufacturing and educational services continue to be the top economic contributors to Valley, although many people still commute to Omaha daily to work. The town's former slow but steady growth trend has continued to stall. The impact of the new expressway between Omaha and Fremont is beginning to be felt by local businesses as they are by-passed on the new highway outside of town.

¹⁴⁰ (Moseman 1991)

¹⁴¹ (Moseman 1991)

¹⁴² (Moseman 1991)

WATERLOO

INTRODUCTION

Waterloo is located along the Elkhorn River in the Northeast corner of Waterloo Township in Southwestern Douglas County. The area was originally one vast pasture covered with blue stem and red-top grasses. Buffalo, elk, deer and antelope inhabited the area. Thousands of freight wagons traveled the Elkhorn-Platte Valley until the coming of the railroad in 1865.¹⁴³ Before long, Waterloo became a very prosperous community due to the vine and seed companies that called the town home. However, it was plagued by floods from the Elkhorn and Platte Rivers, two very unpredictable bodies of water that surround the valley.¹⁴⁴

TERRITORIAL PERIOD, 1854-1867

Even before the Nebraska territory was open for settlement, immigrants were staking claims in the Waterloo area. One of these early immigrants was William A. Denton of Kentucky, who came to the area in 1857 with his wife (Lucassa Logan - John Logan's sister) and family. Denton was a very influential figure who served as a Christian minister for 26 years and was a member of the territorial legislature in the 1860's. He instigated many measures that were made into Nebraska law. He was also responsible for the opening of the first general store in 1869 and was known throughout the village for his kindness and hospitality.¹⁴⁵ Another prominent figure in the area was Isaac Noyes, a successful farmer who later

became a State Senator. He staked out his claim north of Waterloo in 1857. In 1859 he returned east, married and stayed in New York during the Civil War, returning to Waterloo permanently in 1879.¹⁴⁶ Other early immigrants included John C. and George B. Weston, who arrived in 1859. The first settlement, established in 1862, was on John C. Weston's farm, west of present-day Waterloo.¹⁴⁷ The Weston brothers did grading for the railroad and George was one of the first law officers.

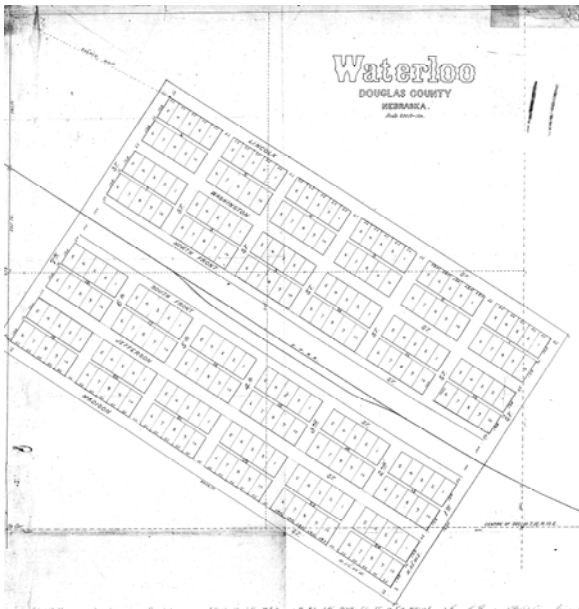


Figure 20: Original Plat of Waterloo; Plat from the Douglas County Engineer's Office

The first of Waterloo's two founders was John H. Logan, born in 1842, Kentucky. He was the youngest of nine children and his father died that same year, leaving his mother with a large family to provide for. At the age of four, Logan's family moved to Iowa and then moved again, this time to Dakota City, Nebraska, when he was fourteen. On June 20, 1863, immediately after his discharge from the Second Regiment Nebraska Calvary Volunteers, Company B, Logan came to Waterloo. He referred to the valley as "The Garden of Eden" and

¹⁴³ (R. C. Wilson, *Founders of Waterloo, Nebraska* 1971)

¹⁴⁴ (Graff 1990) *Waterloo*

¹⁴⁵ (R. C. Wilson, *the Village of Waterloo: 1739-1902* 1989)

¹⁴⁶ (R. C. Wilson, *the Village of Waterloo: 1739-1902* 1989); (Pierce 1898)

¹⁴⁷ (R. C. Wilson, *the Village of Waterloo: 1739-1902* 1989)

"God's foot stool." In 1864, Logan established a post office and served as the first postmaster. He also had the first lending library; loaning out many of his own personal books. Both the post office and library operated out of his home until 1870. He also presented a petition to the County Board of Commissioners, resulting in the construction of a wagon bridge over the Elkhorn River for the use of homesteaders and travelers. He served as Secretary for the Waterloo Immigration and Improvement Association in 1881.¹⁴⁸ Additionally, Logan promoted education and religion, founding the first school in 1865. His wife, Hannah H. Thomas, the first teacher, taught six students in a sod house of a homesteader.¹⁴⁹ It was also at this time that Christian and Methodist church services began in the homes of the new settlers.¹⁵⁰ Logan was very active in real estate and legal matters and fought with wisdom and vision to incorporate this new town of his.¹⁵¹ In fact, he was involved in so many public and social movements that it has been hard to trace them all.

Elias Kelsey, Waterloo's second founder, arrived in 1867. He was welcomed by John Logan and the two became very close friends. Kelsey, like John Logan, had tremendous drive and played a vital role in developing Waterloo. In 1868, Kelsey, along with a Mr. Wells, purchased the property of George B. Weston and his wife Marinda for \$2,000. This was the site of the first church and log and sod schoolhouse. His background in farming and milling led him to build the first of many flour mills on the banks of the Elkhorn River, damning the river and harnessing it for power. The site for his mill was on his newly acquired land just west of the Elkhorn River, which today is the far eastern end of Lincoln Street. Grain was brought from miles away to Kelsey's mill for processing. Soon after, he built a beautiful home near his mill. Kelsey followed Logan as postmaster, serving in this position from 1870 until 1875, and using his new home for the post office.¹⁵² In 1871, working closely with Logan, the two plotted and laid out the village of Waterloo. They, along with the Union Pacific Railroad erected a depot twenty-four by forty feet. Further improvements were made to the educational facilities, with the building of a new \$2000 school house. Also in 1871, out of fear that the pilings and porous earth could not stand the beating of the river for long, Kelsey sold his mill to Mr. Elam Clark. It was reported that during the last 8 months of 1881 the mills sales reached \$90,000. Finally, in 1887, Kelsey's earlier fear came true when the dam gave way to the water of the Elkhorn. But Kelsey was already onto new plans. He had built a building that in a matter of months was to be known as the "Rock Bottom Store," named for the use of limestone rocks for footings. It was located at Second & North Front Street.¹⁵³ His intentions were to erect another mill; this one steam powered. However, his failing health prevented that from ever materializing. Elias Kelsey died in 1882. His mill had made a significant contribution to the economy of the community and he was deeply respected by all residents. Sadly, he did not live to see the incorporation of the town, which finally, after three attempts, occurred in 1883. It is believed that Kelsey's grave was swept clean by the many floods of the region.

¹⁴⁸ (R. C. Wilson, *Founders of Waterloo* 1985)

¹⁴⁹ (Andreas 1882) (Andreas 1882)

¹⁵⁰ (R. C. Wilson, *the Village of Waterloo: 1739-1902* 1989)

¹⁵¹ (R. C. Wilson, *Founders of Waterloo, Nebraska* 1971)

¹⁵² (R. C. Wilson, *Founders of Waterloo, Nebraska* 1971)

¹⁵³ (R. C. Wilson, *Founders of Waterloo, Nebraska* 1971)

SETTLEMENT AND EXPANSION, 1865-1900

The surveying, grading and laying of the Union Pacific railroad tracks took place in 1865 and a year later, the track reached from Omaha to North Bend, Nebraska.¹⁵⁴ In 1870 Waterloo was designated a station on the Union Pacific Railroad. The town's future assured, Logan and Kelsey laid out the first streets, alleys, blocks and lots in 1871 and they remain as originally planned today. Up until this time the area was mostly swampland with roads running in every direction to avoid sloughs. The Union Pacific Railroad Company was given a half interest in the town, in return for facilities, and in 1875 a twenty-four by forty feet depot was erected.¹⁵⁵

Although Waterloo was not plotted until 1871, the first buildings of Waterloo began in 1869, when William Denton opened the first general store, (which was later known as Purchase & Barber in 1882).¹⁵⁶ The Waterloo House was the first hotel, built and owned by John H. Logan in 1871. It was twenty-four by forty-two feet and two stories tall. It was built for \$2,600 and was located at Fifth & North Front Street (later Mrs. Marvin Moore's home). It was referred to as the Todd Hotel in 1900, after its sale to T.D. Todd, where guests received "the utmost attention and care."¹⁵⁷ The Todd Hotel was known to have the best food and most well-furnished rooms in the area. Todd kept first class rigs in the livery to accommodate the needs of the guests.¹⁵⁸ The first schoolhouse was built on the Weston farm (east of Glen Kahlandt property of 1971).¹⁵⁹ A second school was built for \$2,000 at Third & Washington (the Publication Printing of NE building of 1989).¹⁶⁰ In 1876, the first drugstore was built by C.H. Clark, a physician who also started the first newspaper, *The Waterloo Centennial*, which was short-lived. The Roberts Dairy Plant was located west of Waterloo.¹⁶¹

Continuing to expand Waterloo's regional milling presence, Elam Clark & Sons, who came to Waterloo in 1871 for the purpose of establishing mills, built a new mill and dam across the Elkhorn in 1872. They ran this mill on a small scale until 1875. In 1876, Elam Clark & Sons constructed a larger facility named Waterloo Mills east of town on the west bank of the Elkhorn River which became one of the earliest milling industries in the state. The new mill was forty by sixty feet, three and one-half stories tall, and had a basement. It had five water wheels, one being 48 inches in diameter, one forty-two inches in diameter, and three wheels which were thirty-six inches in diameter. The final cost of the building plus machinery was between \$20-30,000, a significant sum for the time. The mill manufactured flour, meal, and feed for western trade and utilized the railroad by shipping 3 carloads of product per day. The success of the mill and quantity of product being produced required a designated railroad track to be laid from near the east end of north Front Street in a curved shape directly to the mill.¹⁶² This railroad line connected with Union Pacific's mail line, which made the convenience of shipping grain the best in the state.

¹⁵⁴ (R. C. Wilson, the Village of Waterloo: 1739-1902 1989)

¹⁵⁵ (Andreas 1882) Waterloo

¹⁵⁶ (Andreas 1882) Waterloo

¹⁵⁷ (Andreas 1882)

¹⁵⁸ (Andreas 1882)

¹⁵⁹ (R. C. Wilson, Founders of Waterloo, Nebraska 1971)

¹⁶⁰ (R. C. Wilson, the Village of Waterloo: 1739-1902 1989)

¹⁶¹ (R. C. Wilson, Founders of Waterloo, Nebraska 1971)

¹⁶² (R. C. Wilson, Founders of Waterloo, Nebraska 1971)

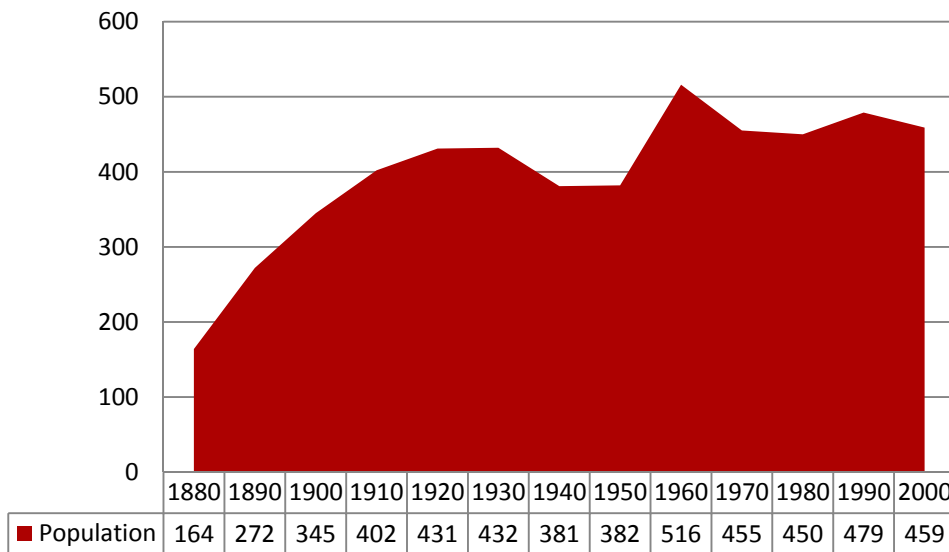


Figure 21: Population of Waterloo per Decade; Information from the United States Decennial Census; Graph by APMA 2011.

Due primarily to the success of the mill and partnership with the railroad, the valley developed rapidly and Waterloo's population doubled from 1879 to 1881. In 1882 Waterloo did more business in railroad traffic and shipping than any other point between Omaha and Columbus.¹⁶³ The power of the Elkhorn River provided success for the mills, but it also caused problems for the town. The river flooded in 1881 and again in 1887, causing the dam to give way.¹⁶⁴ Another flood occurred in 1892.¹⁶⁵

The growth of industry and influx of people had a significant impact on the schools. In 1881 the school had 107 students. The larger student body led to a new 2 story school at the old site by Third & Washington.¹⁶⁶ In 1885 another new school was built on block #19, which housed ten grades, and was located between 6th and 7th and Jefferson and Madison St.¹⁶⁷

Attempts to incorporate the town were defeated in 1871 and again in 1874.¹⁶⁸ The third and final attempt at incorporation was made in 1883 and was successful. Completed shortly after Kelsey passed away and Logan moved away, perhaps this was a tribute to the two great men, who worked so hard to develop the town.

¹⁶³ (R. C. Wilson, the Village of Waterloo: 1739-1902 1989)

¹⁶⁴ (R. C. Wilson, Founders of Waterloo, Nebraska 1971)

¹⁶⁵ (Graff 1990)

¹⁶⁶ (Andreas 1882); (R. C. Wilson, the Village of Waterloo: 1739-1902 1989) Today this building is non-extant.

¹⁶⁷ (R. C. Wilson, the Village of Waterloo: 1739-1902 1989) Today this building is non-extant and the site is filled by a city park and water tower.

¹⁶⁸ (R. C. Wilson, Founders of Waterloo, Nebraska 1971)

Milling was not the only successful agricultural industry in Waterloo. In 1878 C.P. Coy started in the seed business. J.C. Robinson followed in 1888, by starting his own seed business after arriving from New York in 1886. These two companies were joined by Emerson Seed, and Hively Seed Companies in 1890, Waldron Seed, Waterloo Elevator, Stimmel Seed and Hopper Grain in 1895. The Hopper Grain Elevator was located west of Emerson's seed house on Fifth & North Front.¹⁶⁹ The seed business flourished for decades and had a global impact on the area. For many years Waterloo was the world's largest producer of vine and seed corn. The J.C Robinson Seed Company became the biggest, most prominent seed company in Waterloo and is the only one there today, still owned and managed by the family.

The seed business continued in Waterloo for many years, with some additional changes. In 1899 Hopper sold the elevator to the Omaha Elevator Company. Later, Emerson Seed Company changed its name to Western Seed and Irrigation Company. Coy & Sons eventually became Cornhusker Seed in the 1950's.

The ever-profitable seed business was not without drama. Stimmel Seed Company had financial difficulties and was involved in long, bitter 5 year lawsuit with Emerson Seed Company. This was a significant lawsuit in its day, involving well over 200 farmers. It was eventually won by Emerson and the farmers.¹⁷⁰

The success of local industries continued to drive economic, business and institutional expansion in town. In the 1880s the first jail was built and a new eighteen by twenty-six foot post office was completed.¹⁷¹ Union Pacific also built a new steel bridge over Elkhorn east of Waterloo for their growing railroad business. South of Waterloo, farmers laid out 9 miles of ditches to help protect the town against another flood.¹⁷² Alfred Mayhew constructed an opera house, saloon and hotel located at Third & Jefferson St and by 1898 the opera house had become a popular dance venue.¹⁷³ The Citizens State Bank building was erected on Third Street and the Bank of Waterloo was organized and located in the Masonic Building at Third & Washington.¹⁷⁴

DEVELOPMENT AND GROWTH – 1900-1930

The 1900's began with some unpleasant situations. There were a number of fights at the Sunday picnics and even a couple of shootings in the valley. The jail was moved and in 1903, the State bank was robbed twice. In addition to unruly people, there was a fire in 1902 that destroyed the J.S. Nesbit Hardware Store and the Waterloo Mercantile Company buildings.¹⁷⁵ Topping it all off were several floods, the first was in 1903. Then in 1905 the Elkhorn River¹⁷⁶ wagon bridge fell.¹⁷⁷ An additional flood occurred in 1912 and then three more floods in 1915.¹⁷⁸

¹⁶⁹ (R. C. Wilson, the Village of Waterloo: 1739-1902 1989)

¹⁷⁰ (R. C. Wilson, the Village of Waterloo: 1739-1902 1989)

¹⁷¹ (R. C. Wilson, the Village of Waterloo: 1739-1902 1989)

¹⁷² (R. C. Wilson, the Village of Waterloo: 1903-1921 1989)

¹⁷³ (Graff 1990); (R. C. Wilson, the Village of Waterloo: 1739-1902 1989)

¹⁷⁴ (R. C. Wilson, the Village of Waterloo: 1903-1921 1989)

¹⁷⁵ (R. C. Wilson, Looking Back on a Century in Western Douglas County: Waterloo: the 1900s 2000)

¹⁷⁶ (R. C. Wilson, the Village of Waterloo: 1903-1921 1989)

Despite these events, the period from 1900 to 1930 was a very prosperous time for Waterloo. By 1909, Waterloo was considered one of the oldest towns on the Union Pacific line. Additionally, the town had developed enough to become diversified, with choices available for many services. The town had three general stores, two hardware stores, a drug store, two confectioners, two banks, two hotels, a livery barn, two harness shops, two saloons, a barber shop and pool hall, a meat market, a quick lunch counter, one dray line, a lumber yard and implement dealer, a printing office, a shoe shop, two blacksmiths, a music store, two telephone and two telegraph offices, a post office, and two elevators.

The population of the town continued to climb through 1930, to a population of 432. The town also continued to experience economic growth as the seed companies flourished. It remained one of the area's largest seed centers. This likely led to the installation of the first telephone exchange in a rural Douglas County village in 1901. Hopper built a new elevator at Third & North Front Street to accommodate the growing need and in 1918 the J.C. Robinson Seed Company shipped its largest shipment of summer squash, an 8,000 pound load.¹⁷⁹ In 1920, the largest single vine seed sale occurred when 8 railcar-loads of cucumber seeds were shipped.¹⁸⁰

During this time, changes in technology were having an effect on the town. Transportation began changing over from a reliance on railways to roads. In 1915 the construction on the Lincoln Highway between Elkhorn and Waterloo was started.¹⁸¹ A year later, 24-hour electric service was installed.

The early decades of the 1900s were not just about business; the townspeople also had time for play. Several local diversions were available. J.C. Robinson had a ferry boat built and operated on the Elkhorn River on his farm north of town. Likewise, in 1906, Arthur Simmons had an excursion boat on the Elkhorn River, known as "The Swastika".¹⁸² Waterloo was also home to the first plane built and tested in Nebraska at Carlton Noyes' farm north of Waterloo.¹⁸³ It was the first flight of an airplane in Nebraska by a Nebraskan.

THE GREAT DEPRESSION (1930s)

Hardship began in 1927 with yet another flood. By 1930, drought and depression was setting in over the United States. In general, work was scarce and people couldn't pay their taxes. Many local businesses went broke, including the State Bank of Waterloo in 1934, which meant no loans and no construction. The seed companies were hit hard during these years. However, the development of hybrid corn helped to turn things around. By 1939, the J.C. Robinson Seed Company needed to double the size of their office space.¹⁸⁴

¹⁷⁷ (R. C. Wilson, the Village of Waterloo: 1903-1921 1989)

¹⁷⁸ (R. C. Wilson, Looking Back on a Century in Western Douglas County: Waterloo: the 1900s 2000); (R. C. Wilson, the Village of Waterloo: 1903-1921 1989)

¹⁷⁹ (R. C. Wilson, the Village of Waterloo: 1903-1921 1989)

¹⁸⁰ (Graff 1990)

¹⁸¹ (R. C. Wilson, the Village of Waterloo: 1903-1921 1989)

¹⁸² (Graff 1990)

¹⁸³ (R. C. Wilson, the Village of Waterloo: 1903-1921 1989)

¹⁸⁴ (R. C. Wilson, Looking Back on a Century in Western Douglas County: Waterloo: the 1900s 2000)

Improvements in the late 1930s to the local highway system also helped to reestablish Waterloo. The Viaduct over the Union Pacific Rail Road main line near Waterloo was constructed in 1936. It was often referred to as the “Cochran Alps” because of efforts by Gov. Robert L. Cochran to have it constructed.¹⁸⁵ A year later, Jack and Pearl Boggan built new super service station and restaurant west of Waterloo, thus encouraging people to stop in the area and spend their money.¹⁸⁶

WWII AND THE POST WAR ERA

Little happened in Waterloo during WWII. Local residents concentrated on the war efforts and maintaining life despite the government rationing programs and shortage of workers. After the war, the local population spiked to 516 in the 1950 Decennial census, only to fall again to 450 in the 1980 census. This population spike is reflected in the local housing stock, of which 20% was constructed in the 1940s and 1950s.

During the Post-WWII era, Waterloo was once again faced with floods. In 1944, the worst flood to ever hit Waterloo struck the region, destroying village records for a second time. The region flooded again in 1960 and in 1964, the town saw the worst ice gorges to ever occur in the Elkhorn River.¹⁸⁷ Finally, in 1965, a bond issue was approved for the construction of a dike around Waterloo. This Bond issue resulted in a levee to help protect the town. In 1965, the Bond issue was approved. Construction of the dike was begun in 1966 and completed a year later.

The town also had to contend with a disastrous fire that the town’s school building December 21st, 1953.¹⁸⁸ School was held in the Waterloo Presbyterian Church, the Brookly Electric Building and the Waterloo Community Building while planning and construction were underway for the new school building. Bid in June 1954, the new school building was dedicated May 1st, 1955, and by 1962, the town had added an Industrial Arts Building to the school.

Finally, local services were expanded at the end of this period. In 1963, plans to acquire a new post office were announced and a year later Waterloo received direct dialing to Omaha. Finally, in 1968, the town created a Planning Commission.

1970-PRESENT

Although the population declined in the 1970 and 1980 decennial censuses, the local housing market saw a spike in construction when, in 1972, Omaha developers proposed an addition to Waterloo, known as Cedar Hollow. Through the 1970s then, 26 houses were constructed. A brief lull in the 1980s, was again followed by more construction in the 1990s through today. This later construction has been concentrated on the south side of the town.

¹⁸⁵ (R. C. Wilson, Looking Back on a Century in Western Douglas County: Waterloo: the 1900s 2000)

¹⁸⁶ (R. C. Wilson, Looking Back on a Century in Western Douglas County: Waterloo: the 1900s 2000)

¹⁸⁷ (R. C. Wilson, Looking Back on a Century in Western Douglas County: Waterloo: the 1900s 2000)

¹⁸⁸ (R. C. Wilson, Looking Back on a Century in Western Douglas County: Waterloo: the 1900s 2000)

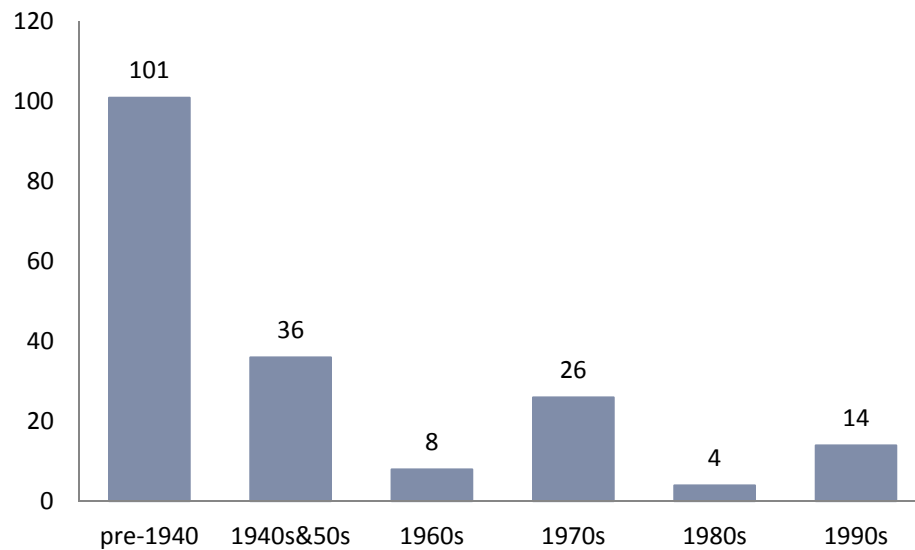


Figure 22: Residential buildings extant per decade; Information from the United States Decennial Census; Graph by APMA 2011.

Two other changes in the late twentieth century made noticeable impacts on the town. In the first, the buildings in the downtown area received a face-lift, revitalizing the area. In the second, the Douglas County Fair moved to Omaha and the land of the former fairground was sold to the J.C. Robinson Seed Company, who expanded their business and built a new plant.

Today, the population of Waterloo continues to remain fairly constant. Residents of Waterloo generally work in food service, the construction industry or the retail trade. As Omaha continues to expand, it grows ever closer to this community, making annexation a future possibility.

CHAPTER 2: SURVEY METHODOLOGY

OBJECTIVE

The objective of this project was to complete a detailed Reconnaissance Level survey and resurvey of outer Douglas County. Although portions of the county were previously surveyed, this reconnaissance survey was the first to systematically inventory resources outside of the Omaha City planning jurisdiction. This survey verified the location of previously surveyed properties and reevaluated their level of integrity. It also identified additional historic, architectural and landscape resources within the county that met the Nebraska Historic Resource and Survey Inventory (NeHRSI) standards. Each of the previously surveyed and newly surveyed properties were then evaluated for their potential eligibility for listing individually, as contributing to an historic district or as a resource to be included within a multiple property listing on the National Register of Historic Places.

SURVEY AREA

Douglas County is located in the center of the east side of Nebraska along the Missouri River. It spans approximately 31 miles across from the Missouri River to the Platte River and approximately 14 miles north to south. The county encompasses 340 square miles of which 209 square miles are included in this survey. According to the 2000 U.S. Census Records, Douglas County has a population of 463,585; over one-fourth of the state's population.

Previous surveys had collected information on 53 properties in the survey area. All 53 properties were resurveyed as a part of this project. Included in this count are five properties and zero historic districts which are currently listed on the National Register of Historic Places (NRHP).

METHODOLOGY

RESEARCH AND FIELD WORK

In order to develop an awareness of potentially significant resources (buildings, structures, sites and objects) in the survey area and understand the unique aspects of the history of Douglas County which influenced its development, research was begun prior to the commencement of field work. This included a review of site files, inventory cards and nomination forms from the Nebraska State Historic Preservation Office, as well as visiting and collecting information from local and state repositories, including the Love Library and Architecture Library at the University of Nebraska – Lincoln, the Nebraska State Historical Society Library and Archives, Douglas County Historical Society and the Omaha Public Library. A detailed bibliography of potential sources of information was completed at this time and a draft of the historic overview was completed at this time.

Field work was completed in December 2010 and January 2011. Prior to going out, inventory cards for previously surveyed properties were mapped and organized by address to allow for straightforward access on site. In the field, teams of investigators traveled each public road in Douglas County to ensure a complete survey. By traveling each roadway with inventory cards in hand it was simple to

locate those previously inventoried properties which did not have a clear address, or to verify that they were non-extant.

Investigators identified and inventoried resources that met the following criteria:

- A minimum of 40 years old
- Retained their physical integrity
- Situated in their original location

Although the National Register sets 50 years as a minimum age for nominated resources, this survey utilized 40 years as a minimum age criteria for two reasons. First, this allows the survey to remain valid for several years into the future. Given the number of years between surveys, the data needs to remain viable as long as reasonably possible. Secondly, since age is often estimated in the field, this provides leeway for those resources on the edge of the survey timeline, allowing for erring on the side of inclusion rather than exclusion.

A high level of physical integrity gives a resource authenticity by presenting its physical characteristics during its period of historic significance. According to the National Park Service, physical integrity is comprised of seven aspects; location, setting, design, workmanship, materials, feeling and association. They are defined as follows:

- Location is the place where the historic resource was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a resource.
- Setting is the physical environment of an historic resource.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic resource.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a resource's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic resource.

Integrity is affected by changes to the original materials and features, such as the installation of modern siding materials like vinyl siding, or the replacement of original wood windows with modern aluminum windows. In some cases however, changes to a resource have been in place long enough to have gained historic significance. For example, asbestos siding was frequently installed between 1930 and 1970 and in many cases has been in place long enough to be considered historically significant.

Standards of integrity were applied most rigorously to residential buildings due to the number of extant examples available for survey. Likewise, younger resources were held to a higher standard. On commercial properties, alterations to the first floor were expected and buildings were not discounted if the alterations were minor or had gained historic significance over time. Secondary buildings such as garages and sheds were surveyed only when they added to the historic feeling and association of the primary building. Abandoned resources were included when they dated from the 1800s, represented a unique property type or possessed construction materials indigenous to the area.

Resources such as farmsteads with multiple buildings, structures and objects were surveyed as a single entity in which the primary buildings, structures or objects were required to meet the evaluation criteria

listed above. Farmsteads without residences were only surveyed when they clearly retained all other elements of the building site. Additionally, barns that were excellent examples of a particular type were surveyed individually.

BIASES

All survey work and research contains certain biases due to the nature of the work. By identifying these biases it is easier to understand how the project progressed and how future projects might avoid such biases.

Because a reconnaissance level survey is primarily based on visual observation of the resources from the public right-of-way, those resources obscured by foliage or other obstructions generally could not be surveyed. Furthermore, the visual nature of a reconnaissance level survey gives greater weight to those resources which are architecturally significant or which have a clear and obvious historic significance, such as a city hall or school. Those resources with low physical integrity but high historic significance were included when previously noted, brought to the attention of the survey team by interested public parties, or where uncovered during research for the historic context of this survey.

Extractive industries is a historic context that describes those resources involved in attaining raw materials for manufacturing. Resources in this historic context include sawmills, mines, quarries, wells, etc. which give us the energy and supplies to construct things. Due to the shifting nature of the location of quarries for sand and gravel, although they are a significant factor in the history of Douglas County, these resources were not included in the final inventory.

INVENTORY NUMBERING SYSTEM

Resources within the survey area that met these standards were entered into a database for future reference. Once within the database, surveyed resources were each assigned a unique inventory number. Due to the ever-expanding nature of the city of Omaha, the inventory numbering system throughout Douglas County was changed as of this report into a single, county-wide system.

In Douglas County, the inventory number is composed of three sets of digits (xxxx-yyyy-zzz). The first set begins with an abbreviation for the county (DO) and a two-digit number (09); therefore, the first set of numbers is always DO09. The second set of numbers indicates a subsection of land within the Public Land Survey System of Douglas County, as originally assigned by the Omaha CLG. The final set of numbers is a unique three digit number for each resource. For example, the NeHRSI inventory number for the Maywood School in Ralston is DO09:0625-019. Within this report, inventory numbers are supplied with the name or address of each resource discussed within the text.

POST FIELD ACTIVITY

After fieldwork, each previously surveyed and each newly active resource was catalogued in an access database. Database entries for previously surveyed resources were updated to meet today's NeHBS standards, including correcting and adding addresses where now available and noting changes to the resource's integrity. Hard copy survey cards for each resource were updated at this time with the same information. Database entries for newly active resources included basic location information, architectural features and characteristics as well as identifying information. Each resource was resource could be coordinated.

A minimum of two color digital photos were taken of each resource in the field. After field work, photos were downloaded and renamed with the newly assigned inventory numbers. Geo-tagging information was added to the metadata of each photograph.

Additionally, several maps were created in order to better understand and analyze the survey area. The first outlined major plats of the survey area. Then for all properties in the survey area, two maps were created. One illustrated properties by façade material and another illustrated properties by construction date.

After the first draft of the database, photographs and maps were completed, the Principal Investigator and the Field Supervisor reviewed all of the collected information. Each database entry was verified and information was added for materials, historic contexts and property types. Photos were reviewed for clarity and their ability to illustrate the features of the resource. The maps were reviewed for accuracy and for density. A dense area might indicate a potential historic district.

ANALYSIS

Resources were then evaluated for their potential to be listed individually or as contributing to an historic district in the National Register of Historic Places (NRHP). The NRHP is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Included in the list are buildings, sites, structures, objects and districts which are at least 50 years old, have sufficient integrity and which are significant under one of four criteria:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

According to the National Park Service, "ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
 - b) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
 - c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
-

- d) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) A property achieving significance within the past 50 years if it is of exceptional importance.

Resources in this survey were divided into four classifications according to their potential to be listed on the National Register of Historic Places. Resources were marked Not Eligible, More Information Needed, Eligible – Individually or as contributing to an Historic District, or Listed – Individually or as contributing to an Historic District.

- **Not Eligible** – Resources in this classification were generally previously surveyed properties that had lost significant integrity since their initial survey and would no longer meet the NeHBS criteria.
- **Further Information Needed** – The bulk of the resources surveyed were identified as Further Information Needed. They were not clearly architecturally or historically significant, or within an area of enough density to be potentially eligible as an historic district. However they did meet the NeHBS criteria and could be listed if further research reveals a compelling statement of significance. Since this survey is biased towards those resources which can be visually identified as significant, if listed most buildings in this category would be listed under Criterion A as associated with broad patterns of history or B, associated with the life of a significant individual.
- **Eligible** – Individually or as contributing to an Historic District – These resources were clearly architecturally or historically significant, or within an area of enough density to be potentially eligible as an historic district.
- **Listed** – These resources were previously listed on the National Register either individually or as contributing to an Historic District.

END PRODUCTS

The color digital photographs and completed database were copied onto CDs for delivery to the NeSHPO. Resources entered into the database were input into a GIS system. Shape files were then created highlighting resources that were inventoried and those that were considered eligible for the NRHP.

Finally, the results of this survey were compiled into this survey report. The report includes additional research undertaken during and after field work to further understand and describe the historic context of the survey area. An historic overview of the study area was developed, concentrating on areas of significance relevant to the broad history of Douglas County outside of the Omaha City Planning Jurisdiction. Highlighted within this study were local resources which were connected to each of the themes discussed. Additionally, the report contains an analysis of the survey findings, a discussion of the resources inventoried and recommendations and further information as outlined in the executive summary.

CHAPTER 3: RESOURCE ANALYSIS

RESULTS

The 2011 survey of Douglas County documented **435** active resources. These are fairly evenly distributed across the survey area and encompass a wide variety of property types. See the accompanying maps for distribution. Following the maps is an illustrated discussion of historic contexts clarifying the property types and historic contexts represented by these resources. For a complete list of all resources inventories as active in this survey, see the accompanying appendix.

Division	Rural	Bennington	Ralston	Valley	Waterloo
Inventoried Properties	143	34	183	45	29

Figure 23: Douglas County Survey Results by Division; Table by APMA 2011.



Figure 24: Douglas County Survey Area Results. Highlighted are active resources in the inventory. Not to Scale. Map by APMA 2011.

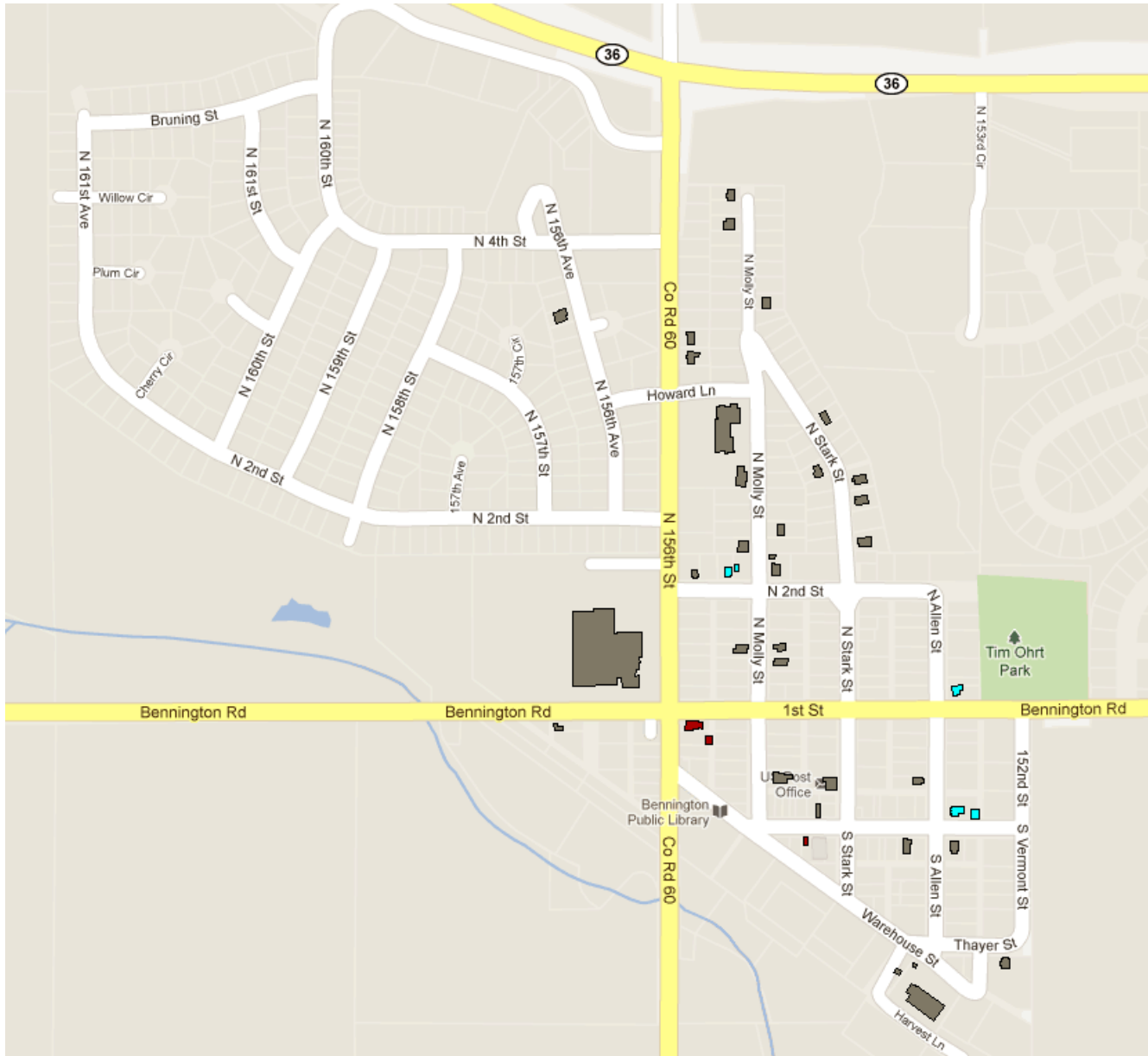


Figure 25: Results in Bennington; Dark (Red) buildings are already listed in the National Register; Medium (grey) buildings are those that need further information; Light (blue) are buildings that are potentially individually eligible for the National Register. Not to Scale. Map by APMA 2011.

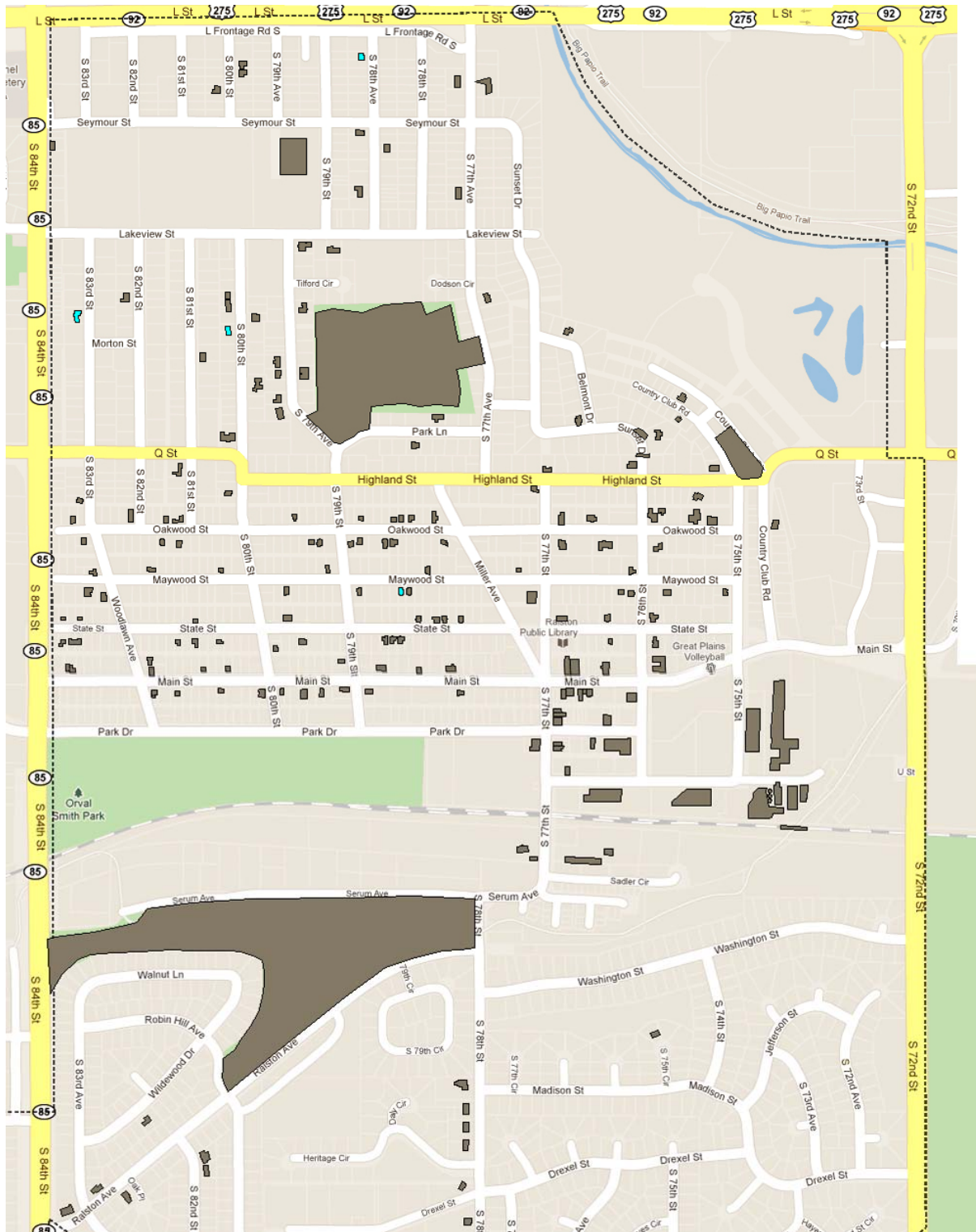


Figure 26: Results in Ralston; Dark (Red) buildings are already listed in the National Register; Medium (grey) buildings are those that need further information; Light (blue) are buildings that are potentially individually eligible for the National Register. Not to Scale. Map by APMA 2011.

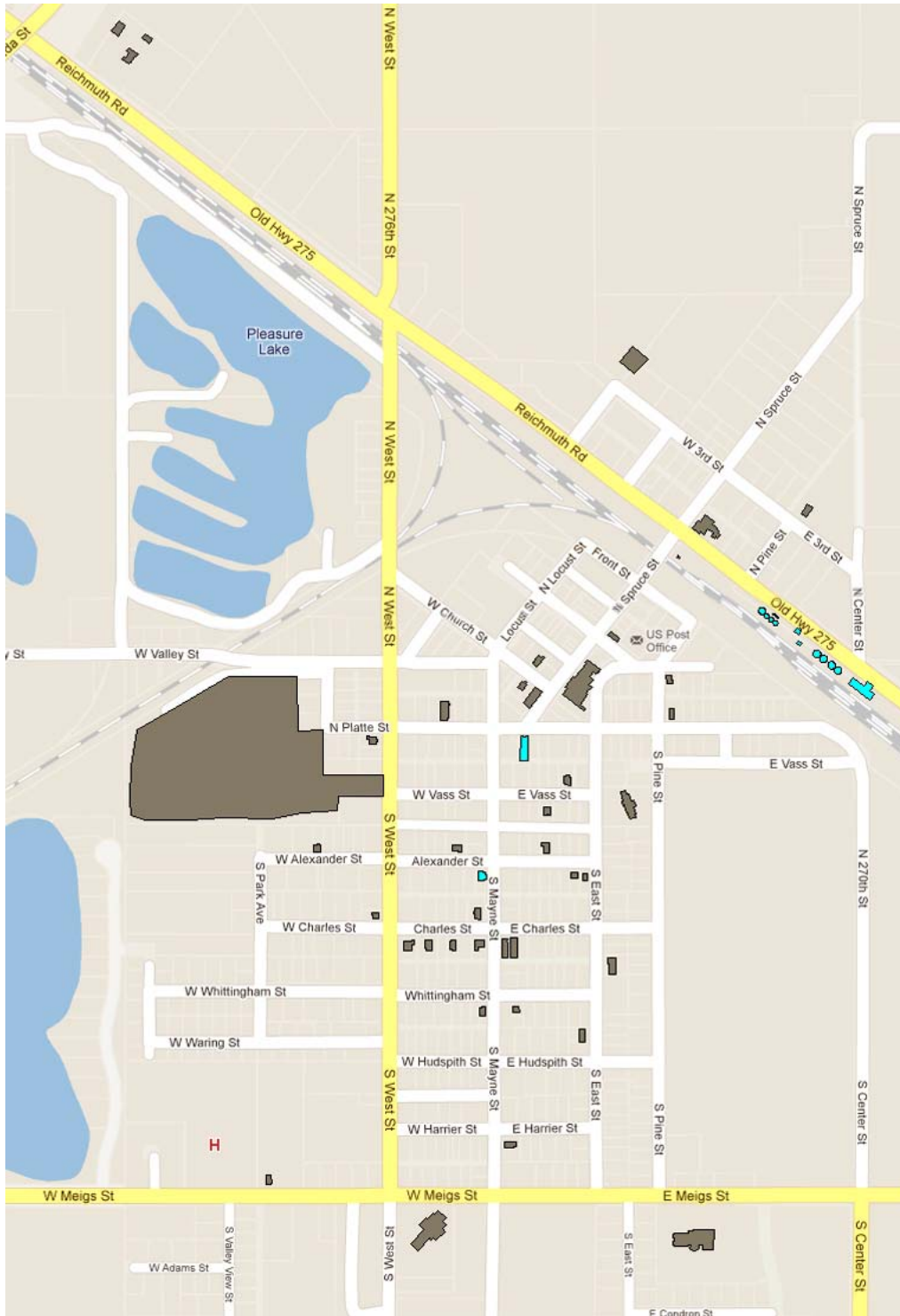


Figure 27: Results in Valley; Dark (Red) buildings are already listed in the National Register; Medium (grey) buildings are those that need further information; Light (blue) are buildings that are potentially individually eligible for the National Register. Not to Scale. Map by APMA 2011.

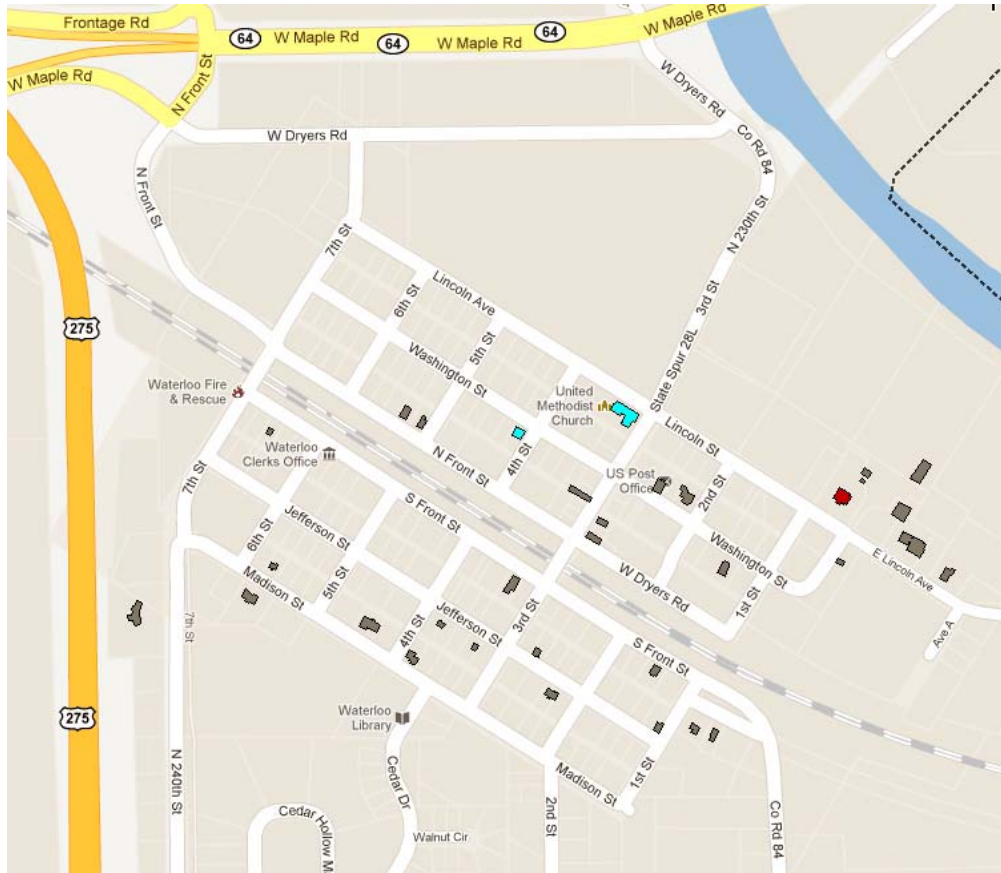
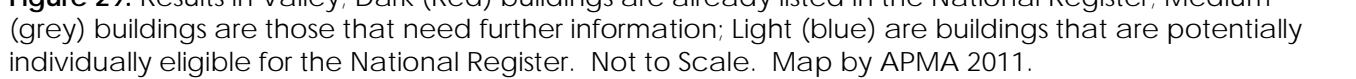


Figure 28: Results in Waterloo; Dark (Red) buildings are already listed in the National Register; Medium (grey) buildings are those that need further information; Light (blue) are buildings that are potentially individually eligible for the National Register. Not to Scale. Map by APMA 2011.



ANNOTATED DISCUSSION OF SURVEY ANALYSIS

Within the survey, resources were categorized by historic context and property type as outlined in the NeHRSI Manual. This framework provides a way to understand a particular resource when compared to others with a similar history and/or physical features. Contexts have an historical or cultural topic that has associations with a particular place at a particular time.

The following is a brief illustrated discussion of selected historic contexts as they apply to Douglas County. A complete list of properties that may be eligible for listing on the NRHP under all sixteen contexts given further research is listed in Appendix A.

PROPERTIES PREVIOUSLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

Five properties have been previously listed on the NRHP in outer Douglas County. Following are individual descriptions of each as well as an evaluation of their current integrity.



Ackerhurst-Eippehurst Dairy Barn [DO09:1372-001]

Listed 2002/03/28

Constructed in 1935 this extraordinary example of a Dutch Gambrel dairy barn is located in rural Douglas County. The Ackerhurst-Eippehurst Dairy Barn has been a local landmark for decades, widely recognized as an exemplary illustration of the Nebraska dairy industry, and for its scale.

This barn has maintained its integrity and therefore its association with its area of significance since its listing in 2002.



Bennington State Bank [DO09:1386-001]

Listed 2006/11/08

Constructed in 1911 the Bennington State Bank is significant for its association with the development of Bennington and the surrounding area. Between 1911 and 1928 the Bennington State Bank helped shape the lives of those living in and around Bennington. Aside from its importance to the community's business sector the bank also had close ties to the surrounding agricultural sector. As a result, the bank struggled during the agricultural depression following World War I to the extent that it was finally forced to close its doors in 1928. Still, the physical integrity of the building reflects the important role the bank played in Bennington's history.

This bank has maintained its integrity and therefore its association with its area of significance since its listing in 2006.

Carl Penke Farm [DO09:1494-001]

Listed 2007/3/21

Located in rural Douglas County the Carl Penke Farm is significant for its association with agriculture. Penke purchased the property in 1909 and farmed it until his death in 1936. The collection of farm related resources is a good representation of early twentieth century agriculture in Nebraska.

This property was too far off the public road for evaluation at this time.



Oft-Gordon House [DO09:1386-002]

Listed 2010/03/17

The Oft-Gordon House, built for Eggert and Rosa Oft in 1910, is architecturally significant as the best example of a free-classical Queen Anne residence in the town of Bennington. In addition, the house is associated with Eggert Oft, who was instrumental in the commercial development of Bennington as the owner of Oft's Hall and other business and banking ventures.

This house has maintained its integrity and therefore its association with its area of significance since its listing in 2010.



J.C. Robinson House [DO09:2127-001]

Listed 1980/11/28

Located in Waterloo, the James C. Robinson House, built at the turn of the century in the Neo-Classical Revival style, is an excellent example of the two-story square, a common Nebraska house type. Robinson was the founder-owner of the J. C. Robinson Seed Company, which became one of the best known commercial enterprises in the region.

This house has maintained its integrity and therefore its association with its area of significance since its listing in 1980.



Figure 30: Elk City Cemetery Gate, DO09:2175-003, Photo by APMA 2011

RELIGION

Resources associated with this context reflect a formal and institutionalized belief and exercise of faith. Due to the separation of church and state, religious properties are not eligible based on the merits of a particular doctrine. Instead, they must be eligible based on their architectural character or historical importance.

Religious resources located during the survey were generally churches, although one religious retreat and one cemetery were also located. A full range of church finishes, styles and ages were present in the survey area. Many had retained enough integrity to be included in the final inventory, although one church in Elk City had been moved and was therefore excluded. The religious retreat did not appear old enough to be included in the inventory at this time. Therefore, the final inventory contained 9 extant properties classified within the Religious context; 1 cemetery and 8 churches.

Although small in number, church buildings present in the survey area vary widely. They were constructed anywhere between 1870 and 1970 and include a full range of finishes, architectural styles and construction budgets. All were located within towns. The lack of rural churches in Douglas County may be explained by the fact that even when horses were the primary source of transportation in the county, most farmsteads were within a reasonable drive to a nearby town. Since many of the rural residents shared cultural backgrounds similar to those of the residents in the nearby towns, there was therefore no need for them to create a rural church of their own.

The single cemetery was located near Elk City and was surrounded by a fence with an ornate entrance gate typical of many rural Nebraska cemeteries. The large flood plain which covers most of outer Douglas County is likely responsible for the lack of cemeteries closer to towns in the survey area.

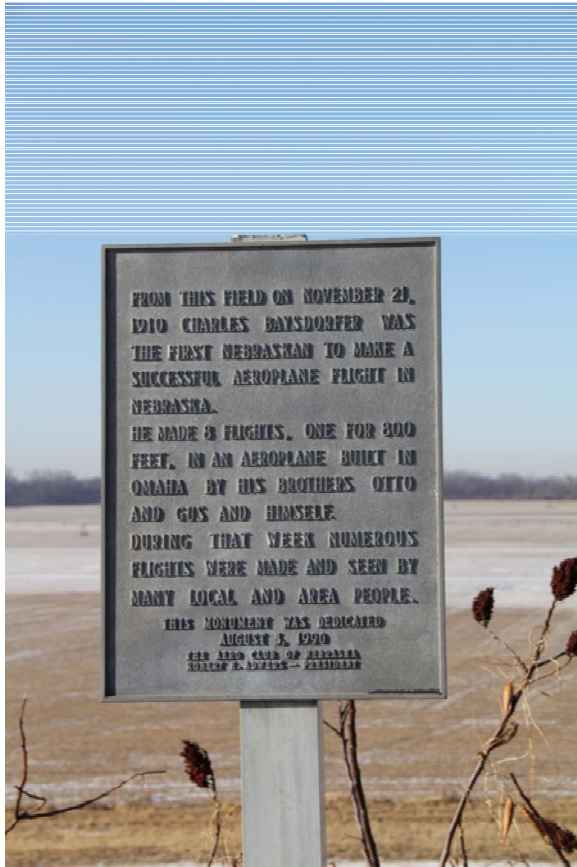


Figure 31: Charles Baysdorfer signage, Photo by APMA 2011

Aesthetic Systems

These resources represent the use of skill and taste to produce buildings, objects and other media according to aesthetic principals. With-in reconnaissance surveys, these resources are generally historic markers, monuments, signage and buildings designed to fit the characteristics of a particular style.

Outer Douglas County does not contain any historic markers, monuments or signage designed to fit the requirements of a particular aesthetic system. However, several unique sites exist and are marked by a variety of signage. These include Marker 334, Platte River History and Marker 281, Oto Indians placed through the NSHS's Marker Program, and the Charles Baysdorfer sign placed through the Aero Club of Nebraska.

Within this survey then, resources in this context are buildings designed to fit the aesthetic requirements of a particular style. Unlike those in Omaha, which are generally already listed on the NRHP, many of these have been previously overlooked. Therefore, those that meet this criteria have been included in the final inventory and have generally been recommended as individually eligible. Photographs of each have been included in Chapter 4.



Figure 32: U.S. Post Office, Bennington Nebraska, DO09:1386-003, Photo by APMA 2011

Government

Representing the act or process of governing, these resources fall under Federal, State, Local or common-law jurisdiction, and include all three branches of government – executive, legislative and judicial as well as taxation, education, public works and services.

There are a limited number of government buildings in outer Douglas County, since most are centered in the county seat, Omaha. Those that are in evidence represent local government and services. They include several city halls, fire stations, post offices and public libraries. Most are located in relatively new buildings. In some cases, because of the relatively small size of the towns, the uses have been combined during this last half-

century into a single new building.

The current city hall buildings in all four towns are too new to be included in the inventory.

All four towns have post office buildings. Pre-mid-1900 post office buildings in smaller towns are often difficult to identify as they were often housed in a typical commercial building in the downtown area and moved as ownership of the building and the local population changed. In contrast, those that were constructed later were often separate buildings clearly identified as post office. Such is the case in outer Douglas County. The only known pre-mid-1900s post office is that in Valley, Nebraska, which had been identified in previous surveys. Later postal buildings were easier to identify and a working postal building was located in each of the four towns in outer Douglas County. Those in Ralston and Valley appear to be relatively new and therefore fall outside of the criteria for inclusion in the inventory. Those in Bennington and Waterloo however, are well-designed and clearly mid-century buildings. They were each included in the final inventory. Both of these reflect the changes in the United States Postal Delivery System in the mid-1900s when the post office began switching from shipping by railroad to shipping by tractor-trailers. Both are located at the periphery of commercial areas and away from railroad tracks. Additionally, both reflect the change to mechanized mail sorting, which occurred at approximately the same time. They are each long, and low buildings suited to the spatial needs of the new machines.

There are public libraries in each of the four towns in the survey area. None are historic Carnegie Libraries or otherwise historic buildings. The Bennington and Waterloo public libraries share space with other government services, while the Ralston and Valley public libraries are housed in separate buildings. All are too new to be included in the inventory.



Figure 33: Valley Masonic Lodge, DO09:2472-003 , Photo by APMA 2011

Association

Voluntary or involuntary, these resources represent membership in a variety of organizations. Including fraternal, social, trade, special interest, humanitarian, education and many other types of organizations, these resources are an integral part of our communities; many working to make them better places to live and work.

Due to the proximity of many residents to Omaha, and the economic ties between the businesses in outer Douglas County and those within Omaha, few separate organizations outside of religious organizations or organizations for schoolchildren were formed. Instead, many people belonged to organizations in Omaha,

strengthening those social ties. The limited organizations that did exist, rarely created resources that would embody an association with the group. Those included in earlier surveys of the towns in Douglas County have lost their integrity over time and can no longer exemplify their relationship with any particular organization. This leaves a single example in the inventory; the Masonic Hall in Valley, Nebraska. Constructed in 1948, it is a stark building and relatively young in comparison to the many turn-of-the-twentieth-century Masonic Lodge Halls previously listed on the NRHP.



Figure 34: Maywood School, District 12, Ralston Nebraska, DO09:0625-019, Photo by APMA 2011.

Education

Public, private or specialized, educational resources represent our formal attempt to impart or acquire knowledge. Throughout the settlement era of the late 1800s, the number of school age children increased rapidly and in many rural areas one-room school houses were constructed to meet local educational needs. In 1900 however, the number of rural children began to decline as mechanization allowed for larger farms, and

laborers moved to other types of jobs in the cities and towns. The Great Depression accelerated this trend and despite the baby boom of the 1940s and 50s, the number of farms and therefore school districts to serve them, declined. In Nebraska, the number of school districts

peaked in 1920 at 7,263. After the 1949 Reorganization of School Districts Act the number of school districts plummeted.

There are no one-room school houses still in use for educational purposes today in outer Douglas County. Of the 17 rural school house locations noted on the 1885 atlas of Douglas County, 5 were able to be located during this survey. Of these five, two had been replaced in the 1930s and therefore all five are old enough to be considered historic. Both replacement buildings were constructed of brick and finished with elements of Art Deco architectural styling. One replacement building was a larger, multi-room schoolhouse, while the other remained a single-room school house, albeit of more substantial construction. The remaining three school houses were all clapboard sided buildings and appear to vary slightly in age, with one clearly dating from 1885 and the other two being perhaps 20 years younger. In evaluating the integrity of the five buildings, four of the five buildings have been converted to single-family dwellings and one is currently abandoned. The conversion to a single-family dwelling has in most cases had a significant impact on the integrity of the building, causing it to lose its ability to represent rural education. It is assumed at this time that the 12 buildings that were not located during the survey were razed as they were abandoned, or moved for use as farm buildings and altered beyond recognition. Therefore, the two rural school houses included in the inventory, the Elk City School and the Standard School are relatively unique.

In each of the four towns, a variety school buildings can be found. Schools in towns were generally multi-room buildings, with at least some separation of children based on age. Their current use and integrity illustrate the struggle and typical fate of many school buildings as school districts across Nebraska have struggled with the same issues of consolidation and site boundaries. Valley is the only town to have retained its first-generation school house, although its lack of integrity keeps it from being included in the inventory. The original clapboard sided school house was divided into two and half of it was relocated when the school moved out. In Waterloo, Bennington and Valley, the second-generation school buildings were sited on large lots and were used as anchors for additions that expanded the schools ever outward to house increasing numbers of students and an ever widening series of school related activities. Of these three, Bennington's masonry building is still evident from the primary façade. In Ralston, the second-generation school building was landlocked, leaving little room for expansion when the town's population began to boom. The building was therefore abandoned in favor of a new site. It is presently converted to apartments.



Figure 35: Valley Theater (aka Elkhorn Valley Theater), Valley Nebraska, 2472-006, Photo by APMA 2011

Diversion

These resources include anything that relaxes or amuses us. Indoors or out, watching or participating, these resources include everything from Opera Houses to pool halls, bandstands to campgrounds.

Many of the diversions in outer Douglas County are outside events or places that provide space for people to enjoy the outdoors. These include the Elkhorn Crossing Recreational Area, Two Rivers State Recreational area, Valley Memorial City Park, Love Memorial Park (Waterloo), Wildewood Park (Ralston) and Centennial Park (Bennington), to name a few. Several of these contain buildings, structures and objects old enough to be included in the inventory. Additionally, newer

subdivisions are often located around man-made lakes. These provide recreational opportunities for their residents. However, most of these are privately owned and not for public use.

Indoor diversion opportunities are very limited in outer Douglas County. As with associations, it appears that most residents traveled into Omaha for such activities. Only two buildings related to diversion were located during the survey. The Bennington Opera House has lost integrity over time and was evaluated as not maintained in the inventory. In contrast, the Valley Theater has aged enough to be included in the inventory.



Figure 36: Farmstead, Douglas County, Nebraska, DO09-1732-001, Photo by APMA 2011.

Agriculture

The art and science of food production, these resources include those used in raising both crops and livestock. Barns, granaries, orchards, windmills, fencing systems, irrigation systems, green houses and sales barns all exemplify this context.

Agricultural buildings are one of the most recognizable features found in the rural landscape. Although outer Douglas County's economic base has shifted in recent decades, since it was historically agrarian there are a significant number of agricultural resources included in the survey. This is due in part to the relatively small size of many farms in Douglas County compared to the Nebraska average. With more farms, there were more

farm buildings. Thus, despite the county's small size, the percentage of the survey inventory devoted to farms is 26%; comparable to many other county surveys.

Only one orchard was observed in the survey area. However, fencing systems and windmills were more common. Due to the difficulty of dating these elements however, they were only inventoried when they contributed to a larger farmstead that had also retained sufficient integrity.

Of the buildings included in the inventory, 29 of the 114 resources in this category (25%) were complete farmsteads, while the remaining 56 (50%) were barns or other agricultural related buildings. Another 29 (25%) were exurban single family residential buildings. Gambrel and Gable Roof barns dominate the survey area. Although no previous survey of outer Douglas County was completed to provide a statistical comparison, it appears that a relatively high number of late nineteenth and early twentieth century agrarian buildings have survived in the survey area. Again, this may be credited to the changing economic base of the area. Where agrarian buildings often do not fit the needs of the modern farmer in other counties, making them susceptible to major alterations or demolition, in outer Douglas County, the transformation of farmland to scattershot or suburban development has left many agrarian buildings intact as outbuildings serving these new functions either as storage sheds or as aesthetically pleasing deteriorating relics on the landscape. In many cases, agrarian buildings with significant integrity were adjacent to single family residential buildings which has been altered enough to lose their integrity. The converse is also true, although it appears to be less common. The 29 buildings counted here as exurban single family residential buildings often appear to be the only remaining element of a former farmstead.

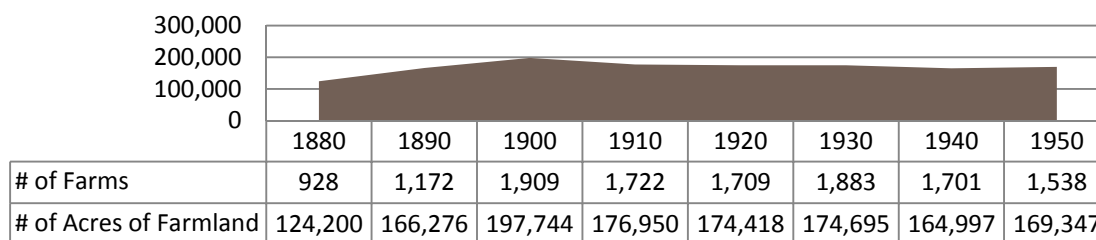


Figure 37: Douglas County Farms; Information from the United States Decennial Census; Graph by APMA 2011



Figure 38: Waterloo, Nebraska, DO09-2128-016, Photo by APMA 2011.

Commerce

These resources are associated with the buying and selling of commodities, either for wholesale, retail, trade or a gift. These resources are typically found in towns and are concentrated in the downtown and industrial areas. However, in this survey, because so many of the downtown buildings are actually service oriented buildings, most resources associated with this context were located on the periphery of the downtown areas

and consisted of industrial commercial buildings. Older industrial commercial buildings tended to locate near railroads, while newer buildings tended to locate near highways, reflecting the changes in the favored mode of transportation for the goods created and stored in these resources. Furthermore, most were located within areas of towns devoted to similar industrial uses. Many of the commercial buildings are also relatively young, reflecting the replacement of older building with mid-century buildings that better served the newer mass production and industrial processes that commonly demanded a large open area on a single floor.

Grain elevators fall within this context and are commonly a notable resource in surveys across Nebraska. Their typical location on the leading edge of town and tall stature makes them icons of many of Nebraska's smaller towns. However, with the larger Omaha markets so close to the survey area, only Valley had an independent grain elevator.



Transportation

Carrying, moving and conveying people and materials from one place to another, these resources can be found on land, water and air and include related services as well. Examples include immigration routes, roads, gas stations, hotels, railroad systems, railroad depots and airports.

Within the outer Douglas County survey area, many early transportation related resources have been removed or obscured due to changes in transportation over time. As previously discussed in Chapter 1, Douglas County was criss-crossed with migration routes as people moved west and settled this area. Many of these became the railroad and highway routes we know today. However, other than their names, little physical evidence remains of these routes as layer upon layer of new road and track material was overlaid on the older routes to improve them. Additionally, the hotels have generally been lost to fire and flood; and most migrants purchased provisions in Omaha, so the towns in outer Douglas County were too close to be needed or used as additional stops for provisions. In this same vein, train depots used to be a common resource in this context. However, with the passage of time, many of these buildings were first abandoned and then removed. Today, there are no extant train depots in outer Douglas County either.

In contrast, automobile related resources tend to be more prevalent in the survey area. They are generally younger and therefore have yet to fall into complete disrepair. Furthermore, the way in which we use these resources has not changed enough yet to require their obsolescence in favor of resources that fit alternate ways of doing things. There are a wide variety of historic signs and markers for routes and towns, bridges, gas stations and sections of roads themselves that reflect different eras of automobile transportation in outer Douglas County. Of these, enough resources have retained sufficient integrity to represent the variety of resources in this context. More specifically, there are several route markers for the Lincoln Highway and a stretch of the historic brick paving in Douglas County, but these are outside of the survey area. Of the 15 transportation resources in the final inventory for the survey area, half are early steel framed bridges with wooden decks. Others include two mid-century gas stations with iconic Moderne canopy elements, several automobile repair shops, and the neon town entrance sign for Valley.

Figure 39: Valley Town Signage, Nebraska, DO09-2474-002, Photo by APMA 2011.



Figure 40: Weather Radar Building, Valley, Nebraska, DO09-2550-001, Photo by APMA 2011.

Services

Resources in the service context reflect both private professional services regulated by the government, such as banking, legal and architectural services, as well as support services provided or regulated by the government and commonly viewed as necessities such as public utilities and emergency response services.

Towns have always revolved around service industries as much as they have revolved around commerce. Often private professional services, in particular popular restaurants, banks, beauty salons and funeral parlors develop into local institutions over the years. However, today in outer Douglas County, the opposite is more often true. With relatively small populations and growing

competition from Omaha service industries that loom closer each year, it is often difficult for service industries to stay in business, much less thrive. Likewise, utilities that used to be provided through locally run companies are now being provided by larger, county- or district-wide companies through underground conduits. However, emergency response services such as the police and fire fighters continue to require a local presence to best serve the community.

Each of the towns in the survey area has a variety of service oriented resources. Most are located in second-generation buildings in the downtown area – masonry buildings that replaced the first wooden storefronts that often burned or flooded. Within the survey area and the final inventory, Ralston has the largest number of service related resources. Given that Ralston also has the largest population, this is not surprising.

Within these resources though, some types are more evenly spread between the towns. Notable among these are the banks. Perhaps because of the typically conservative nature of their managers, or their longevity as local institutions, the local bank one building most likely to retain sufficient integrity over time to be included in the final inventory. The final inventory includes bank buildings in Bennington, Ralston and Waterloo. Conversely, because of the need to update fire equipment and serve the wider rural population in addition to the town, historic fire halls are non-extant in the survey area. Notable in this context is one of the most unusual buildings in the survey area; the weather station just outside of Valley. Recently replaced by a modern facility, the older structure is still standing.



Figure 41: Farmstead, Douglas County, Nebraska, DO09-2501-001, Photo by APMA 2011.



Figure 42: Hillcrest Apartments, Ralston, Nebraska, DO09-0625-033, Photo by APMA 2011.

Settlement Systems

Involving the division, acquisition and ownership of land and the patterns generated to facilitate cultural systems. These resources represent the ways in which people have obtained land ownership, planned communities and inhabited the land. They include land plats, districts zoned for particular uses and the overall framework in which we construct our towns.

Like most of Nebraska, the rural area of outer Douglas County is generally platted following the matrix established by the Public Land Survey system. All four towns however, contain a number of exceptions. The street grids in the original plats of Valley and Waterloo were completely rotated to be perpendicular with the railroad tracks as they cut across the county following the earlier migration trails. Bennington accommodated the adjacent angled railroad bed by creating a series of triangular and off-shaped lots at the south edge of the original town plat, while maintaining the regular north-south/east-west street grid over the majority of the original town. Ralston was the only town whose exceptions to the grid did not stem from the railroad. Instead, the limited number of angled streets and longer blocks came at the direction of the town's founder, George Miller, who wished to have his early landscaping efforts respected.

Typical of reconnaissance surveys, residential buildings compromise the largest number of resources in the survey area and the bulk of the final inventory. The majority of these are single-family residences. Ralston, with the largest population, also has the highest number of multi-family housing options, including townhouses, duplexes and apartment buildings. Bennington however, had a surprising number of duplexes, perhaps because of its adjacency to downtown Omaha. Building booms in Ralston in the 1960s and 1970s, and in the rural portions of the county in the 1990s, mean that the vast majority (80%) of the residential resources in the survey area are too young to be included in the inventory. Of the buildings that are old enough to potentially be considered for the inventory, there is a fairly even distribution of pre-1940, 1940s and 1950s, and 1960s construction. This includes the early suburban additions to each of the small towns as well as the beginning of scattershot and suburban rural development. Buildings included in the final inventory represent each building era. Those constructed prior to 1920 tend to be vernacular building forms, while later buildings tend to be finished in a recognizable architectural style.

CHAPTER 4: RECOMMENDATIONS

Successful preservation of historic properties always depends upon people willing and able to take the initiative to save those properties. Douglas County is fortunate enough to have numerous residents who possess a love of history and their community. Following are several recommendations to assist their efforts.

PROPERTIES PREVIOUSLY LISTED ON THE NRHP

THREATS AND OPPORTUNITIES

The five properties previously listed on the NRHP in outer Douglas County are each individually recognized and are well known locally as being listed on the NRHP. They are therefore likely to remain in good condition, even through changes in ownership, since new owners are more likely to be aware of the historic significance of the property and be purchasing it in part because of its history. The major threat to these properties, then, is also their greatest opportunity. As the population grows, pressure to widen roads, install new utilities and enhance the energy efficiency of these buildings will change the setting and potentially the appearance of these buildings. However, it also means that more people will be exposed to these buildings, creating greater public awareness and an emotional investment by the growing numbers of neighbors who are likely to promote their future protection.

RECOMMENDATION - ADOPT PRESERVATION GUIDELINES

In order to preserve and enhance these resources and others listed on the NRHP in the future, outer Douglas County should strongly consider adopting historic preservation guidelines. People tend to purchase historic properties because they enjoy the character of these resources. Adopting preservation guidelines would be one way to ensure that this character is maintained. Studies by economists suggest that such guidelines work. They ensure neighborhood stability and protect property owners from potential value-reducing actions that other property owners might take. In contrast, historic properties and districts without preservation guidelines continue to lose integrity and property values in these areas are no higher than those in similar areas that are not listed. Furthermore, preserving and enhancing the character of Douglas County's National Register-listed properties would enhance their reputations and in turn add to their appeal in Douglas County's heritage tourism campaigns.

Models for preservation guidelines can be found in many cities, including Omaha, Lincoln and Red Cloud, Nebraska. To provide the most value, they should be adopted and enforced as part of the local zoning code. In addition, they should apply to properties listed both individually and, most importantly, those listed in the historic districts.

Ideally, preservation guidelines should regulate several things. At an individual building level, they should regulate alterations in exterior appearance. This would include changes to the details that create a building's character, such as siding and windows. They should also address changes to the overall massing and scale of the building. At a community level, they should address massing, scale and the general form of infill buildings as well as other elements of the urban fabric that contribute to the historic nature of certified districts.

PROPERTIES POTENTIALLY INDIVIDUALLY ELIGIBLE FOR THE NRHP

Properties listed individually on the NRHP must clearly embody an area of significance and are held to the highest standards of integrity. The more common a type of resource is, the higher a level of integrity it must retain in order to be listed. For example, single family residences are held to higher standards of integrity compared to downtown commercial buildings.

Within this survey area, there are 24 properties potentially eligible for the NRHP individually. They are listed in **Table 1**. Together they represent a broad range of ages for built resources in outer Douglas County. However, while they also touch on a variety of property types and historic contexts, they do not illustrate the full spectrum of resources included in the inventory. In most cases this is due to a lack of extant resources with sufficient integrity to represent a particular historic context well, as discussed in Chapter 3.

PROPERTIES POTENTIALLY ELIGIBLE AS HISTORIC DISTRICTS FOR THE NRHP

Areas with a high concentration of resources that share a common history may be nominated to the NRHP as an historic district. Individual properties within a proposed historic district are not held to the same standard of integrity that an individually listed resource is held. However, the overall district must maintain a high level of integrity. The Old Market in Omaha, for example, is a collection of former light industrial and warehouse buildings that share a past as the part of a concentration of the wholesale jobbing industry for which Omaha was well-known from 1880-1950.

Within the survey area, there are no similar high concentrations of resources either in rural or urban centers which would potentially be eligible as historic districts.

PROPERTIES POTENTIALLY ELIGIBLE WITHIN MULTIPLE PROPERTY DOCUMENTS FOR THE NRHP

Multiple Property Documents (MPDs) for the National Register are a means to capture a history that is shared by a significant number of sites that are not located close enough together to form a district. It also sets the eligibility criteria for a set of resources. These criteria can be spatial, temporal or physical, meaning that the MPD can set a period resources must have been constructed within, an area they must be located within and/or a level of physical integrity a resource must meet based on a comparison of the resources that fall under the MPD. MPDs can be used at a city, county or state level and can cover all four types of resources, all four criteria and any combination of areas of significance. For example, there are MPDs in Nebraska for County Courthouses, the Lincoln Highway, and Omaha warehouses.

A MPD is not itself a nomination to the NRHP. Rather, the shared historic context it provides for a set of resources and the criteria it sets for their nomination can be used as a reference in NRHP nominations. In this way, large numbers of resources that share a history do not have to rewrite that history each time they are nominated. Instead, they discuss their individual features and how they fit into the larger context already provided by the MPD.

Within the survey area, there are no clear new groups of resources that would potentially use a MPD to nominate widespread resources to the NRHP.

NeHSI #	Name	Address	City	Property Type	Historic Context
DO09:0626-032	Single Family Residence	7765 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0628-006	Single Family Residence	5042 S 80 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-004	Single Family Residence	4716 S 78 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:1386-003	U.S. Post Office	124 S Stark St	Bennington	4.2.3 Post Offices	4.6 Federal Government
DO09:1386-005	Single Family Residence	117 S Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1386-008	Single Family Residence	205 S Allen St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1386-009	Farmstead	15222 S Second St	Bennington	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1388-007	Single Family Residence	15512 N Second St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-016	Single Family Residence	NEC Allen St & Bennington Rd	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1401-001	Farmstead	14525 Dutch Hall Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1844-001	Farmstead	20110 Pawnee Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2051-002	Single Family Residence	7660 N 230 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2064-001	Elk City School	12415 N 225 St	Douglas County	6.3.2 Grade Schools	6.1.2 Elementary Education
DO09:2127-004	Single Family Residence	116 E Lincoln Av	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-016	Commercial Building	307 3 St	Waterloo	12.3 Commerce Related	12 Industrial-Commerce Enterprise
DO09:2128-017	Post Office	206 Washington St	Waterloo	4.2.3 Post Offices	4.6 Federal Government
DO09:2130-004	Church	4 St And Washington St	Waterloo	2.1.4 Churches	2 Religious/Ceremonial
DO09:2130-005	United Methodist Church	201 3 St	Waterloo	2.1.4 Churches	2.6 Methodism
DO09:2189-001	Single Family Residence	6508 Pine Ridge Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2243-001	Gas Station	24540 Highway 275	Douglas County	13.3.3.3 Gas Stations	13.3 Roads/Highways
DO09:2314-001	Farmstead	4201 S 264 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2472-006	Valley Theater	S West Gardiner Street And North Spruce Street	Valley	7.1.5 Movie Theaters	7.7 Entertainment
DO09:2472-013	Church	302 S Mayne St	Valley	2.1.4 Churches	2 Religious
DO09:2474-001	Valley Elevator	East Reichmuth Road	Valley	12.1.3 Grain Elevators	12.5.1 Grain Handling and Storage

Table 1: Properties Potentially Individually Eligible for the NRHP

Douglas County

Religion



DO09:2130-004



DO09:2130-005



DO09:2472-013

Government



DO09:1386-003



DO09:2128-017

Education



DO09:2064-001

Agriculture



DO09:1401-001



DO09:1844-001



DO09:2314-001



DO09:1386-009

Diversion



DO09:2472-006

Douglas County

Commerce



DO09:2128-016



DO09:2474-001

Transportation



DO09:2243-001

Settlement Systems

Cube



DO09:0626-032

Italianate



DO09:2127-004

Queen Anne



DO09:1386-005

Classic Revival



DO09:1386-008

Tudor



DO09:1388-016

Douglas County

Bungalow / Craftsman



DO09:1388-007



DO09:2051-002

Ranch



DO09:0628-006



DO09:0630-004



DO09:2189-001

RECOMMENDATIONS FOR PRESERVATION PLANNING AND ECONOMIC DEVELOPMENT

THREATS

The largest threat to resources in outer Douglas County comes from the increased demands on land area as pressure is applied by the expanding Omaha population and growing number of suburban developments. The increased need for services to support the larger community, such as land-fill and cemetery space also has the potential to alter large areas of land and remove resources. In fact, planning has already begun by the Catholic Church of Nebraska for additional cemetery space. As projects like this move forward, the increases in services and suburban areas will remove the rural sense of space and potentially replace the extant resources with more urban uses.

OPPORTUNITIES

Enhanced Heritage Tourism

According to a 2007 study, heritage tourism is a \$100 million dollar industry for Nebraska. Currently, in promoting heritage tourism outer Douglas County has already shown an interest in this type of development. The county possesses a wealth of destinations and sight-seeing possibilities for those interested in history and historic places. The recommendations listed above would ensure that this area of economic development continues to grow. Another source of funding to assist in furthering these heritage tourism efforts may be found at the Nebraska Department of Economic Development, Travel and Tourism Division.

Development of the Lincoln Highway Scenic and Historic Byway

As part of their tourism promotion efforts, the Department of Economic Development has designated State Highway 30 as the "Lincoln Highway Scenic and Historic Byway". Further development and promotion of this route should prove to be a financial benefit to communities throughout Douglas County.

Development of the County-wide Bike Trail System

As the bike trail system already in place across the county continues to expand and receive heavier use, resources in locations such Elk City will become more prominent. Their ability to tie into and market themselves towards groups using the bike trail system has the potential to spur renewal of some historic resources. The "Rails to Trails" system seen in Missouri, for example, could easily be adapted by outer Douglas County as a way to promote tourism in towns and sites along the bike trail system in outer Douglas County. For a wonderful example of the types of businesses and events this could lead to, see the promotional literature for the Katy Trail at bikekatytrail.com.

Expand the Omaha CLG into a Douglas County CLG

To create preservation guidelines and assist in other preservation efforts, one source of funding and support is the National Park Service's Certified Local Government Program (CLG). In other communities throughout Nebraska, CLG funding has contributed to updating comprehensive plans, creating heritage tourism brochures, creating websites for town histories, assisting with funding city employee salaries, and much more. Omaha already has a CLG program in place and the Omaha Planning

Department currently coordinates its efforts with the towns in outer Douglas County. Transforming their CLG program into a county-wide program would ensure that resources lying between the jurisdictions would not be overlooked and would enhance the coordination efforts already in place. See Chapter 5 for more information.

RECOMMENDATIONS FOR FURTHER RESEARCH

Throughout the survey area, a remarkable number of older resources were constructed in part with rock-faced concrete masonry units. Popular between 1905 and 1930, along with many other substitute and imitation materials, the block was less expensive than stone and cheaper to erect than a brick because of its larger size. A machine for producing these masonry units could be purchased from Sears and Roebuck so that anyone could make these. However, it was much more common for someone already in the construction business to purchase a machine and go into the block making business. Preliminary research on this material in the Omaha area turned up one such local entrepreneur.

In Omaha, Nels Peterson, a stonecutter, saw the new concrete block and asked himself, "Why should I hew these stones when I could make them in a mold?" So he took his savings, bought a block machine, and started the Ideal Cement Stone Company.¹⁸⁹

Given the number of resources in the survey area which employed this material, Peterson was likely not the only local producer. Knowing more about other people that produced this material locally, how it was distributed and when it was used would inform our understanding of many vernacular buildings in the survey area.

¹⁸⁹ (Simpson 1997)

CHAPTER 5: FURTHER INFORMATION

NEBRASKA STATE HISTORIC PRESERVATION OFFICE (NeSHPO)

The NeSHPO administers a wide range of preservation programs that are of benefit to Douglas County residents. The duties required of the NeSHPO are set out under the National Historic Preservation Act and include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments as Certified Local Governments under the NPS program.
- Providing guidance and administering the federal tax incentives program for the preservation of historic buildings.
- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

NATIONAL REGISTER OF HISTORIC PLACES

One of the goals for conducting surveys is to identify properties that may be eligible for listing in the National Register. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local-, state-, or national-levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly does not mean.

The *National Register DOES NOT*:

- Restrict, in any way, a private property owner's ability to alter, manage or dispose of a property.
 - Require that properties be maintained, repaired, or restored.
 - Invoke special zoning or local landmark designation.
 - Allow the listing of an individual private property over an owner's objection.
-

- Allow the listing of an historic district over a majority of property owners' objections.

Listing a property on the ***National Register DOES:***

- Provide recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, contact the National Register Coordinator in Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM (FHTC)

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register Historic District, or a local landmark/historic district that have been certified by the Secretary of the Interior.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. The Standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program does not necessarily require a property to be reconstructed or restored to its original condition, but historically significant materials, features, finishes, and spaces should be retained to the greatest extent possible.

The FHTC in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and

the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

VALUATION INCENTIVE PROGRAM (VIP)

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. After the project is completed, the assessed valuation of a historic property is frozen for eight years at the value when rehabilitation started, known as the "base" valuation. The taxable valuation then rises to its actual value over a four year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's "base" assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
- Buildings must be a qualified historic structure and the NeSHPO must receive an application in order for expenditures to qualify. The tax freeze benefits the owners of the historic properties and the community by:
 - Providing a real economic incentive to rehabilitate historic buildings.
 - Increasing the long-term tax base of a community.
 - Helping stabilize older, historic neighborhoods and commercial areas.
 - Encouraging the promotion, recognition, and designation of historic buildings.
 - Allowing participation by local governments that enact approved historic preservation ordinances.

For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

PUBLIC OUTREACH AND EDUCATION

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spends considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs discussed, call (402) 471-4787 or (800) 833-6747. Additional information is available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

BIBLIOGRAPHY

- Missouri Department of Natural Resources. *Missouri River*. July 15, 2010.
http://www.dnr.mo.gov/env/wrc/interstwttrs/missouri_river.htm (accessed July 2010).
- "Abraham Lincoln helped make Valley a Reality." *The Post-Gazette* (Douglas County Historical Society - Valley Clipping File), Sept 1989: 8,13.
- Amey, Robert. *GEOG 365: GEOGRAPHY OF TRANSPORTATION: US Mormon Trail, Oregon Trail*. n.d.
<http://webhost.bridgew.edu/ramey/www/g365/mapsgraphs/g337t/USMormonTrail.htm>
(accessed July 2010).
- Andreas, A.T., ed. *History of the State of Nebraska : containing a full account of its growth from an uninhabited territory to a wealthy and important state; of its early settlements; its rapid increase in population and the marvelous development of its great natural resour.* Chicago, Illinois: Western Historical Co. (A.T. Andreas, proprietor), 1882.
- Answers.com. *A History of American Agriculture 1776-1990*. n.d.
<http://inventors.about.com/library/inventors/blfarm3.htm>.
- Architecture and Design*. "This Issue Presents a Selection of the Work Designed in the Office of John Latenser & Sons." December 1940: Vol. IV, No. 29.
- Atherton, Lewis Eldon. *Main Street on the Middle Border*. Bloomington, Indiana: Indiana University Press, 1954.
- Atlas of Douglas and Sarpy Counties, Nebraska, containing townships of the county; maps of Nebraska, United States and world, farm directory, analysis of U. S. land surveys*. Des Moines, Iowa: Anderson Publishing Company, 1920.
- Atlas of Douglas, Sarpy and Washington Counties Nebraska, and Mills and Pottawattamie Counties Iowa Containing Mpas of the Townships of the Counties, Maps of Omaha and South Omaha, Nebraska and Council Bluffs, Iowa, Drawn from Actual Surveys and County Re.* 1913 Atlas Index. Chicago, Illinois: Anderson Publishing Company, 1913.
- Baltensperger, Bradley. "Farm Consolidation in the Northern and Central States of the Great Plains." *Great Plains Quarterly*, 1987: 256-265.
- . *Nebraska*. Boulder, Colorado: Westview Press, 1985.
- Bennington Centennial Book Committee. *Bennington Centennial*. Marceline, MO: Walsworth Pub. Co., 1992.
- Boeche, Thoman Lynn. *"Where life is simple and passions moderate" : a history of Nebraska City, Nebraska, 1900-1910*. M.A. Thesis - UNO, Omaha, Nebraska: Thoman Lynn Boeche, 1995.
- Bresee, Floyd Edgar. "Overland Freightling in the Platte Valley 1850-1870." 1937. Thesis, n.d.
- Calhoun Jr., S.H. *Nebraska City A Reflex of its Importance as a Commercial and manufacturing Center*. Nebraska City, Nebraska: Staats-Zeitung Printing House, 1888.
-

Civil Defense Museum: U.S. Army Corps of Engineers Fallout Shelter Photographs: Omaha, Nebraska (Date 1968): Page 3. n.d. <http://www.civildefensemuseum.org/coreng/omaha3.html> (accessed Oct 21, 2010).

Dictionary of Architecture and Construction. New York, New York: McGraw-Hill, 2000.

Douglas County Post-Gazette. "Peeking into Bennington's Past." *Douglas County Post-Gazette*, April 28, 1992: 6.

Everts and Kirk. *the Official State Atlas of Nebraska Compiled from Government Surveys County Records and Personal Investigations.* Philadelphia, Pennsylvania: Everts and Kirk, 1885.

Ganzel, Bill. *A Fallout Shelter for Cows.* 2007. http://www.livinghistoryfarm.org/farminginthe50s/life_07.html (accessed October 21, 2010).

Gordon, Stephen C. *How to Complete the Ohio Historic Inventory.* Columbus, Ohio: Ohio Historic Preservation Office, 1992.

Graff, Jane, ed. *Nebraska: Our Towns... Central Northeast.* Vol. 1B. 5 vols. Dallas, Texas: Taylor Publishing Co., 1990.

Griffing, L Dale, Gary F Burchfield, and Nebraska High School Historical Society. *Pages of history : Nebraska high schools, present and past, public and private, 1854-1994.* Lincoln, Nebraska: Nebraska High School Historical Society, 1994.

Hancock, Jason. *Interstate Highways in Iowa: Interstate 29.* June 20, 2010. <http://iowahighways.home.mchsi.com/highways/i-29.html> (accessed July 2010).

Huebinger, M. *Huebinger's Map and Guide for the Omaha-Denver Transcontinental Route: An intensified highway from the Missouri River to the foothills of the Rocky Mountains.* Des Moines, IA: liowa Publishing Company, 1911.

Kimball, Stanley B. *The Encyclopedia of Mormonism: Mormon Pioneer Trail.* 1992. http://eom.byu.edu/index.php/Mormon_Pioneer_Trail (accessed July 2010).

Kniffen, Fred B. "Louisiana House TYpes." *The Annals of the Association of American Geographers*, Dec 1934.

Koster, George. *A Story of Highway Development in Nebraska.* Lincoln, Nebraska: Department of Raods, 1997.

Lahm, Georgene. "Valley: A Rail Town Grows Up." *Metro Extra* (Douglas County Historical Society - Valley Clipping File), n.d.: 1,7,?

Larsen, Lawrence H. and Barbara J. Cotrell. *The Gate City: A History of Omaha.* Boulder, CO: Pruet Publishing Company, 1982.

Lewis, Tom. *Divide Highways: Building the Interstate Highways, Transforming American Life.* New York, New York: Penguin Group, 1997.

Library of Congress. *Library of Congress.* n.d. <http://www.loc.gov/pictures/search/?q=douglas%20county%20waterloo&sg=true>.

- Mangold, Gretchen. *A Brief Early History of Bennington*. 1937 and updated in 1990.
- . "Looking back on a century in western Douglas County: Bennington built by hard-working families." *Post-Gazette*, February 1, 2000: 1,3,5.
- Martin. "Early Pioneer Trails and their Impact Upon the Omaha Area." 1989.
- Mattes, Merrill J. *The Great Platte River Road: The Covered Wagon Mainline Via Fort Kearny to Fort Laramie*. Lincoln, Nebraska: University of Nebraska Press, 1969.
- McAlester, Virginia and Lee. *A Field Guide to American Architecture*. New York, New York: Alfred A. Knopf, 2004.
- Moseman, Jolene. "Valley Moves from Rural to Urban." (Douglas County Historical Society - Valley Clipping Files) Sept 1991: 6.
- National Park Service. *Historic Resource Study: Pony Express*. November 12, 2002. <http://www.nps.gov/poex/hrs/hrs2b.htm> (accessed July 2010).
- "Nebraska City." In *Encyclopedia Britannica*, 331. New York, New York: Encyclopaedia Britannica, 1911.
- Nebraska Department of Natural Resources. *Historic Floods on the Missouri River: Fighting the Big Muddy in Nebraska*. n.d. <http://www.dnr.state.ne.us/floodplain/mitigation/mofloods.html> (accessed November 3, 2010).
- Nebraska Department of Roads. *General Highway Map(s)*. Nebraska, 1979.
- Nebraska Roads. *Nebraska US Highways 6-38*. n.d. <http://www.nebraskaroads.com/roads/usroutes/6-38.html#38>.
- Nebraska, Federal Writer's Project. *Nebraska, A Guide to the Cornhusker State*. Reprint of the 1939 edition published by Hastings House, New York. Lincoln, Nebraska: University of Nebraska Press, 1979.
- NebraskaStudies.org. *The Home Front: Nebraskans Tighten their Belts: Victory Gardens*. n.d. http://www.nebraskastudies.org/0800/frameset_reset.html?http://www.nebraskastudies.org/0800/stories/0801_0131.html (accessed April 25, 2011).
- NOAA Eastern Regional Headquarters. *U.S. Reported Tornadoes and Average Number of Deaths per Year: 1961-1990*. 1990. <http://www.erh.noaa.gov/cae/svrwx/tornadobystate.htm> (accessed November 12, 2010).
- Noble, Glenn. *Frontier Steamboat Town*. Lincoln, Nebraska: Midgard Press, 1989.
- . *Historically Eventful Nebraska City*. Glenn Noble, 1981.
- Noble, Glenn. "Nebraska City, Otoe County." In *Nebraska: Our Towns - East Southeast*, by Jane Graff, 146-148. Seward, Nebraska: Second Century Publications, 1992.
- Official road book of the Nebraska State Automobile Association*. Fremont, Nebraska: Nebraska State Automobile Association, Road Book Department, 1913.
- Omaha City Planning Department. *A Century of Progress Through Annexation*. Omaha, Nebraska, 1970.
-

Omaha World Herald. "Civil Defense Award to Roberts." Jan 1, 1959.

Omaha World Herald. "Fall-out Basement Planned for Roberts' 100 Gurnseys." Aug 6, 1961.

Omaha World Herald. "James Roberts, Dairyman with Innovative Ideas, Dies." Nov 10, 1996.

Omaha World Herald. "Materials for a Fall-Out Shelter Scarce, Prices High." Sept 3, 1961.

Omaha World Herald. "Omaha Dairyman Roberts Gets Civil Defense Award." Jan 14, 1964.

Onboard Informatics. *City-Data.com*. 2010. <http://www.city-data.com/city/Douglas-Nebraska.html> (accessed November 9, 2010).

Otoe County Book Committee; Otoe County Historical Society; Otoe County Museum Society. *Otoe County history : Otoe County Nebraska 1983*. Dallas, Texas: Taylor Pub. Co., 1983.

PBS. *American Experience; Transcontinental Railroad; People & Events: Workers of the Union Pacific Railroad*. WGBH Educational Foundation. 1996-2010. http://www.pbs.org/wgbh/amex/tcrr/peopleevents/p_uprr.html (accessed September 2010).

Peterson. "Urban Settlement and Growth in Douglas County." 1989.

Pollak, Oliver B. *Nebraska courthouses : contention, compromise & community*. Chicago, Illinois: Arcadia, 2002.

Roads, Thomas H MacDonald with the Bureau of Public. *United States System of Highways*. n.d. <http://upload.wikimedia.org/wikipedia/commons/5/55/1926us.jpg>.

Ruger, A. *Bird's Eye View of the City of Nebraska City, Otoe County, Nebraska 1868*. . Merchant's Lithographing Co., Chicago.

Shooter, Alice. *Early History of Ralston Nebraska; 1865-1950*. n.d.

Sierman, Louis Henry. *The German Element: Its Part in the Development of Otoe County, Nebraska*. M.A. Thesis - UNL, Lincoln, Nebraska: Louis Henry Sierman, 1930.

Simpson, Pamela H. *Substitute Gimcrackery: Ornamental Architectural Materials, 1870-1930*. Edited by Jean Anne Leuchtenburg. National Humanities Center. October 1997. <http://nationalhumanitiescenter.org/ideasv51/simpson.htm> (accessed June 14, 2011).

Steel, Olga Sharp. "The geography of the Mormon Trail across Nebraska." Vol. Thesis. 1933.

Study, Adapted from Route 66 Special Resource Study and Route 66 Corridor National Historic Context. *NPS.gov: Route 66: 1926 - 1945*. n.d. http://www.nps.gov/history/nr/travel/route66/Route66_1926_to_1945.html.

the Gale Group Inc. *Gale Encyclopedia of U.S. History: Financial Panics*. 2006. <http://www.answers.com/topic/financial-panics> (accessed November 18, 2010).

U.S. Department of Transportation, Federal Highway Administration, Planning. *Economic Development History of Interstate 29 in Iowa*. Nov 5, 2008. <http://www.fhwa.dot.gov/planning/econdev/i29ia.htm> (accessed July 2010).

United States Decennial Census. 1880-1970.

-
- University of Nebraska - Lincoln, Applied Climate Sciences, School of Natural Resources. *Nebraska Tornadoes, 1950 through 2008: Listed by County (non ranked)*. 2008. <http://stormhorizon.org/nebraska-county-tornadoes.html> (accessed November 12, 2010).
- University of Nebraska Press / University of Nebraska-Lincoln Libraries-Electronic Text Center. *The Journal of the Lewis and Clark Expedition*. March 2005. <http://lewisandclarkjournals.unl.edu/> (accessed July 2010).
- UNL Center for Digital Research in the Humanities. *Digging in: The Historic Trails of Nebraska: Nebraska City/Ft. Kearney Cutoff*. n.d. <http://cdrh.unl.edu/diggingin/trailsummaries/index.html>.
- ushistory.org owned by Independence Hall Association in Philadelphia. *U.S. History: Pre-Columbian to the New Millennium: 31a The Kansas-Nebraska Act*. 2008-2010. <http://www.ushistory.org/us/31a.asp> (accessed July 2010).
- Valley Centennial 1864-1964*. n.d.
- Valley Town and Country Promoters and Valley Women's Club. *Valley Centennial 1864-1964*. Waterloo, Nebraska: Douglas County Gazette Publishing Company, 1964.
- Weingroff, Richard F. *Federal Aid Road Act of 1916: Building the Foundation*. n.d. <http://www.fhwa.dot.gov/publications/publicroads/96summer/p96su2.cfm>.
- . *From 1916 to 1939: The Federal-State Partnership at Work*. n.d. <http://www.fhwa.dot.gov/publications/publicroads/96summer/p96su7.cfm>.
- Whiteside, John. "Bennington... 'Big-City Living in a Small Town'." *Omaha World Herald*, July 18, 1984.
- Who's Who in Nebraska*. 1940.
- Who's Who in Nebraska* 1940. n.d.
- Wilson, D. Ray. *Nebraska: Historical Tour Guide*. Carpentersville, Illinois: Crossroads Communications, 1996.
- Wilson, Ralph C. "Founders of Waterloo." *the Douglas County Post-Gazette*, February 1985.
- . *Founders of Waterloo, Nebraska*. self-published, 1971.
- Wilson, Ralph C. "History of Waterloo Lots." *the Douglas County Post-Gazette*, March 1985: 1,3.
- Wilson, Ralph C. "Looking Back on a Century in Western Douglas County: Waterloo: the 1900s." *the Douglas County Post-Gazette* 72, no. 1 (January 2000).
- . *the Village of Waterloo: 1739-1902*. Publication Printing of Nebraska, 1989.
- . *the Village of Waterloo: 1903-1921*. Publication Printing of Nebraska, 1989.
- Wilson, Ralph C. "Waterloo has Interesting History." *the Douglas County Post-Gazette*, July 1989.
- Women's Division of the Chamber of Commerce. *Nebraska City 1854-1954*. Nebraska City, Nebraska, 1954.
-

APPENDIX A: ACTIVE RESOURCES

NeHRSI #	Name	Address	City	Property Type	Historic Context
DO09:0620-001	Church	6724 S 83 Av	Ralston	2.1.4 Churches	2 Religious/Ceremonial
DO09:0620-002	Single Family Residence	8234 Ralston Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0620-003	Single Family Residence	8224 Oak Pl	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0620-004	Single Family Residence	8205 Wildewood Dr	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0620-005	Single Family Residence	6705 S 82 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0620-006	Single Family Residence	6709 S 82 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0620-007	Single Family Residence	6604 S 78 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0620-008	Single Family Residence	6606 S 78 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0620-009	Single Family Residence	6626 Drexel St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0620-010	Single Family Residence	6702 S 78 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0621-001	Single Family Residence	6406 S 75 Cr	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0622-001	Wildwood Park	8220 Serum St	Ralston	7.6.3 Local Recreational Areas	7.5.1 Parks and Greens
DO09:0622-002	Single Family Residence	6424 S 78 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0622-003	Single Family Residence	6600 S 78 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0623-001	Commercial Building	7635 Main St	Ralston	15.1 Financial Services	15.6 Financial Services
DO09:0623-002	Commercial Building	7631 Main St	Ralston	12.1.2 Commercial Buildings (mixed use)	15.4 Professional Services
DO09:0623-003	Commercial Building	7627 Main St	Ralston	12.3 Commerce Related	15.4 Professional Services
DO09:0623-004	Commercial Building	7625 Main St	Ralston	15.2.6 Barbershops and Beauty Salons	15.4 Professional Services
DO09:0623-005	Commercial Building	7623 Main St	Ralston	12.3 Commerce Related	15.4 Professional Services
DO09:0623-006	Commercial Building	7605 Main St	Ralston	15.2.1 Repair Shops	13.3 Roads/Highways
DO09:0623-007	Commercial Building	5613 S 77 St	Ralston	12.3 Commerce Related	16.3.2 Settlement of Villages
DO09:0623-008	Commercial Building	5615 S 77 St	Ralston	12.3 Commerce Related	15 Service Properties
DO09:0623-009	Commercial Building	5617 S 77 St	Ralston	12.3 Commerce Related	15 Service Properties
DO09:0623-010	Commercial Building	5703 S 77 St	Ralston	12.3 Commerce Related	15 Service Properties
DO09:0623-011	Commercial Building	5705 S 77 St	Ralston	12.3 Commerce Related	15 Service Properties
DO09:0623-012	Commercial Building	5702 S 77 St	Ralston	12.1.2 Commercial Buildings (Mixed Use)	12 Industrial-Commerce Enterprise
DO09:0623-013	Commercial Building	5900 S 77 St	Ralston	12.3 Commerce Related	12 Industrial-Commerce Enterprise

Douglas County

NeHSI #	Name	Address	City	Property Type	Historic Context
DO09:0623-014	Industrial Building	5900 S 77 St	Ralston	12.1.2 Warehouses	12 Industrial-Commerce Enterprise
DO09:0623-015	Industrial Building	5855 S 77 St	Ralston	12.1.2 Warehouses	12 Industrial-Commerce Enterprise
DO09:0623-016	Industrial Building	5855 S 77 St	Ralston	12.1.2 Warehouses	12 Industrial-Commerce Enterprise
DO09:0623-017	Commercial Building	7621 Park Dr	Ralston	12.3 Commerce Related	15 Service Properties
DO09:0623-018	Commercial Building	7610-7612 Park Dr	Ralston	12.3 Commerce Related	15 Service Properties
DO09:0623-019	Commercial Building	7615 Park Dr	Ralston	12.3 Commerce Related	15 Service Properties
DO09:0623-020	Commercial Building	7632 Burlington St	Ralston	12.3 Commerce Related	12 Industrial-Commerce Enterprise
DO09:0623-021	Industrial Building	7655 Burlington St	Ralston	12.3 Commerce Related	12 Industrial-Commerce Enterprise
DO09:0623-022	Industrial Building	7577 Burlington St	Ralston	12.1.2 Warehouses	12.5 Specialized Agricultural
DO09:0623-023	United Seed Complex	7500 Burlington St	Ralston	12.1.2 Warehouses	12 Industrial-Commerce Enterprise
DO09:0623-024	Bridge over walk path	Behind (South) United Seed Company	Ralston	13.3.3.7 Bridges, Roadways	13.4 Rail Transportation
DO09:0623-025	Warehouse	Sec Main St And Burlington St	Ralston	12.1.2 Warehouses	12 Industrial-Commerce Enterprise
DO09:0623-026	Warehouse	7401 Main St	Ralston	12.1.2 Warehouses	12 Industrial-Commerce Enterprise
DO09:0624-001	Single Family Residence	8053 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0624-002	Single Family Residence	8041 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0624-003	Single Family Residence	8021 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0624-004	Single Family Residence	8001 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0624-005	Single Family Residence	7933 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0624-006	Single Family Residence	7921 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0624-007	Single Family Residence	7913 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0624-008	Single Family Residence	5602 S 79 St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0624-009	Single Family Residence	7781 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0624-010	Single Family Residence	7737 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-001	Single Family Residence	5202 S 77 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-002	Single Family Residence	7640 Highland St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-003	Single Family Residence	7606 Highland St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0625-004	Edgemoor Entrance Sign	Sunset Dr	Ralston	13.3.3.1 Milemarkers and Signs	13.3 Roads and Highways
DO09:0625-005	Single Family Residence	7515 Highland St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns

Appendix A: Active Resources

NeHSR #	Name	Address	City	Property Type	Historic Context
DO09:0625-006	Single Family Residence	7510 Highland St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-007	Oak Hill Park	Country Club Rd And Highland St	Ralston	7.5.1 Parks and Greens	7.6.3 Local Recreational Areas
DO09:0625-008	Single Family Residence	99 Country Club Rd	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0625-009	Single Family Residence	7510 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0625-010	Single Family Residence	7520 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0625-011	Single Family Residence	7534 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0625-012	Single Family Residence	7529 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-013	Single Family Residence	7538 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0625-014	Single Family Residence	7609 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-015	Single Family Residence	7610 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-016	Single Family Residence	5305 S 77 St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0625-017	Single Family Residence	7634 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0625-018	Single Family Residence	7710 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-019	Maywood School	5402 S 77 St	Ralston	6.3.2 Grade Schools	6.1.2 Elementary Education
DO09:0625-020	Single Family Residence	7605 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-021	Single Family Residence	5402 S 76 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-022	Single Family Residence	7602 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0625-023	Single Family Residence	7529 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-024	Single Family Residence	5402 S 75 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-025	Single Family Residence	5505 S 76 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-026	Single Family Residence	5415 S 76 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-027	Duplex	7611 State St	Ralston	16.5.3 Doublehouses and Duplexes	16.3.3 Settlement of Towns
DO09:0625-028	Commercial Building	7637 Main St	Ralston	12.3 Commerce Related	15.4 Professional Services
DO09:0625-029	Single Family Residence	7614 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-030	Commercial Building	7630 Main St	Ralston	12.3 Commerce Related	15.4 Professional Services
DO09:0625-031	Single Family Residence	7636 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0625-032	Commercial Building	7614 Main St	Ralston	12.1.2 Commercial Buildings (mixed use)	15.7 Personal Services
DO09:0625-033	Hillcrest Apartments	7600 Main St	Ralston	16.5.5 Apartments and Tenements	16.3.3 Settlement of Towns
DO09:0626-001	Single Family	5222 S 83 St	Ralston	16.5.1 Single Family	16.3.2 Settlement of

Douglas County

NeHSR #	Name	Address	City	Property Type	Historic Context
	Residence			Detached Houses	Villages
DO09:0626-002	Single Family Residence	8304 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-003	Single Family Residence	5300 Woodlawn Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-004	Single Family Residence	5224 S 82 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-005	Single Family Residence	8113 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-006	Single Family Residence	8108 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-007	Single Family Residence	8102 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-008	Single Family Residence	8107 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-009	Single Family Residence	5204 S 81 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-010	Single Family Residence	5222 S 80 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-011	Single Family Residence	7918 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-012	Single Family Residence	7907 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-013	Single Family Residence	7905 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-014	Single Family Residence	5301 S 79 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-015	Single Family Residence	7785 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-016	Single Family Residence	7784 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-017	Single Family Residence	7773 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-018	Single Family Residence	7769 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-019	Single Family Residence	7768 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-020	Single Family Residence	7764 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-021	Single Family Residence	7756 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-022	Single Family Residence	7748 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-023	Single Family Residence	7745 Oakwood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-024	Single Family Residence	5316 Woodlawn Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-025	Single Family Residence	8305 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-026	Duplex	5406 Woodlawn Av	Ralston	16.5.3 Doublehouses and Duplexes	16.3.3 Settlement of Towns
DO09:0626-027	Duplex	8042 Maywood St	Ralston	16.5.3 Doublehouses and Duplexes	16.3.3 Settlement of Towns
DO09:0626-028	Single Family Residence	8008 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-029	Single Family Residence	7925 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages

Appendix A: Active Resources

NeHSR #	Name	Address	City	Property Type	Historic Context
DO09:0626-030	Single Family Residence	7906 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-031	Single Family Residence	7785 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-032	Single Family Residence	7765 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-033	Single Family Residence	7761 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-034	Single Family Residence	7752 Maywood St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-035	Single Family Residence	8326 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-036	Single Family Residence	8325 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-037	Duplex	8323 State St	Ralston	16.5.3 Doublehouses and Duplexes	16.3.3 Settlement of Towns
DO09:0626-038	Single Family Residence	8322 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-039	Single Family Residence	8037 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-040	Single Family Residence	8031 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-041	Single Family Residence	8024 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-042	Single Family Residence	8017 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-043	Single Family Residence	5507 S 80 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-044	Single Family Residence	7928 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-045	Single Family Residence	7915 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-046	Single Family Residence	7769 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-047	Single Family Residence	7765 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-048	Single Family Residence	7761 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-049	Single Family Residence	7758 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-050	Single Family Residence	7750 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-051	Single Family Residence	7746 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-052	Single Family Residence	7738 State St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-053	Single Family Residence	8324 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-054	Single Family Residence	5511 Woodlawn Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-055	Single Family Residence	5515 Woodlawn Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-056	Single Family Residence	8024 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-057	Single Family Residence	8012 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0626-058	Single Family	5508 S 79 St	Ralston	16.5.1 Single Family	16.3.2 Settlement of

Douglas County

NeHSR #	Name	Address	City	Property Type	Historic Context
	Residence			Detached Houses	Villages
DO09:0626-059	Apartment Building	7776 Main St	Ralston	16.5.5 Apartments and Tenements	16.3.3 Settlement of Towns
DO09:0626-060	Single Family Residence	7756 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:0626-061	Single Family Residence	7738 Main St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0627-001	Single Family Residence	7625 Belmont Dr	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0627-002	Single Family Residence	7614 Belmont Dr	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0627-003	Cul De Sac	Sunset Dr	Ralston	13.3.2 Streets	13.3 Roads and Highways
DO09:0627-004	Single Family Residence	7602 Sunset Dr	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0627-005	Single Family Residence	36 Country Club Rd	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0627-006	Single Family Residence	50 Country Club Rd	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-001	Single Family Residence	5034 S 83 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-002	Single Family Residence	5024 S 82 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-003	Single Family Residence	5103 S 81 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-004	Single Family Residence	5024 S 80 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-005	Single Family Residence	5030 S 80 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-006	Single Family Residence	5042 S 80 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-007	Single Family Residence	5035 S 80 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-008	Single Family Residence	5111 S 80 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-009	Single Family Residence	8004 Q St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-010	Single Family Residence	5003 S 79 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-011	Single Family Residence	5027 S 79 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-012	Single Family Residence	5104 S 79 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-013	Single Family Residence	5110 S 79 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-014	Single Family Residence	5115 S 79 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-015	Single Family Residence	5130 S 79 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-016	Single Family Residence	7863 Lakeview Dr	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-017	Single Family Residence	5122 S 79 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-018	Single Family Residence	5027 S 77 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-019	Oak Park	S 77th Ave To S 79th Ave, Just	Ralston	7.5.1 Parks and Greens	7.6.3 Local Recreational Areas

Appendix A: Active Resources

NeHSR #	Name	Address	City	Property Type	Historic Context
		North Of Park Lane			
DO09:0628-020	Single Family Residence	7740 Park La	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0628-021	Single Family Residence	7757 Park La	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-001	Single Family Residence	4732 S 80th St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-002	Single Family Residence	4721 S 80th St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-003	Single Family Residence	4725 S 80th St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-004	Single Family Residence	4716 S 78 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-005	Apartment Building	4732 S 77 Av	Ralston	16.5.5 Apartments and Tenements	16.3.3 Settlement of Towns
DO09:0630-006	Gas Station	4735 S 77 Av	Ralston	13.3.3.3 Gas Stations	13.3 Roads/Highways
DO09:0630-007	Single Family Residence	4909 S 84 St	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-008	Seymour Elementary School	4900 S 79 St	Ralston	6.3.2 Grade Schools	6.1.2 Elementary Education
DO09:0630-009	Single Family Residence	4928 S 78 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-010	Single Family Residence	4909 S 78 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-011	Single Family Residence	4900 S 78 Av	Ralston	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:0630-012	Apartment Building	4930 S 77 Av	Ralston	16.5.5 Apartments and Tenements	16.3.3 Settlement of Towns
DO09:1160-001	Single Family Residence	11011 N 132 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1170-001	Barn	12817 N 132 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1172-001	Barn	13407 N 132 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1259-001	Farmstead	13304 State St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1268-001	Silos	NWC N 138th St AND RAINWOOD RD	Douglas County	8.1.13 Silo	8 Farming and Ranching
DO09:1273-001	Barn	13333 Bennington Rd	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1274-001	Farmstead	11313 N 144 Plaza	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1278-001	Barns	12020 N 144 Plaza	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1279-001	Farmstead	12615 N 138 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1282-001	Barn	13060 N 138 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1283-001	Single Family Residence	13316 Pawnee Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1288-001	Barn	14402 N 138 St	Douglas County	8.1.2 Barns	8 Farming and Ranching

Douglas County

NeHSI #	Name	Address	City	Property Type	Historic Context
DO09:1372-001	Ackerhurst-Eppelhurst Dairy Barn	15220 Military Rd	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1376-001	Single Family Residence	9320 Chestnut Dr	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1386-001	Bennington State Bank	15411 S Second St	Bennington	15.1.1 Banks and Savings Institutions	15.6 Financial Services
DO09:1386-002	Oft-Gordon House	11523 N 156 St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1386-003	U.S. Post Office	124 S Stark St	Bennington	4.2.3 Post Offices	4.6 Federal Government
DO09:1386-004	Single Family Residence	118 S Allen St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1386-005	Single Family Residence	117 S Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1386-006	Commercial Building	15408 S Second St	Bennington	12.1.2 Commercial Buildings (mixed use)	12 Industrial-Commerce Enterprise
DO09:1386-007	Single Family Residence	15307 S Second St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1386-008	Single Family Residence	205 S Allen St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1386-009	Farmstead	15222 S Second St	Bennington	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1386-010	Farmstead	15207 S Third St	Bennington	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1386-011	Behlen Building	15221 Warehouse St	Bennington	12.1.2 Warehouses	12 Industrial-Commerce Enterprise
DO09:1388-001	St. John's Lutheran Church	322 N Molley St	Bennington	2.1.4 Churches	2.3 Lutheranism
DO09:1388-002	Single Family Residence	302 N Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-003	Single Family Residence	210 N Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-004	Single Family Residence	213 N Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-005	Single Family Residence	15424 N Second St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-006	Single Family Residence	15524 N Second St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-007	Single Family Residence	15512 N Second St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-008	Single Family Residence	313 N Stark St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-009	Single Family Residence	302 N Stark St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-010	Duplex	223 N Stark St	Bennington	16.5.3 Doublehouses and Duplexes	16.3.2 Settlement of Villages
DO09:1388-011	Duplex	219 N Stark St	Bennington	16.5.3 Doublehouses and Duplexes	16.3.2 Settlement of Villages
DO09:1388-012	Duplex	207 N Stark St	Bennington	16.5.3 Doublehouses and Duplexes	16.3.2 Settlement of Villages
DO09:1388-013	Single Family Residence	109 N Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-014	Single Family Residence	113 N Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages

Appendix A: Active Resources

NeHSI #	Name	Address	City	Property Type	Historic Context
DO09:1388-015	Single Family Residence	114 N Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1388-016	Single Family Residence	NEC Allen St And Bennington Rd	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1390-001	Single Family Residence	446 N Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1390-002	Single Family Residence	438 N Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1390-003	Single Family Residence	421 N Molley St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1390-004	Single Family Residence	12007 N 156 St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1390-005	Single Family Residence	12013 N 156 St	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1394-001	Farmstead	15404 Pawnee Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1395-001	Barns	14402 Pawnee Rd	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1401-001	Farmstead	14525 Dutch Hall Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1491-001	Farmstead	10330 N 156 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1492-001	Farmstead	10131 N 168 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1497-001	Single Family Residence	15709 Bennington Rd	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1499-001	School	11620 N 156 St	Bennington	6.3.2 Grade Schools	6.1.2 Elementary Education
DO09:1501-001	Single Family Residence	12038 N 156 Av	Bennington	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1509-001	Single Family Residence	13802 N 156 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1513-001	Barn	16121 Dutch Hall Rd	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1514-001	Barn	16303 Dutch Hall Rd	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1596-001	Barns	17404 State St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1604-001	Farmstead	17606 Military Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1605-001	Farmstead	10650 N 168 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1621-001	Single Family Residence	13606 N 168 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1623-001	Farmstead	14304 N 168 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1705-001	Barn	18007 State St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1716-001	Single Family Residence	10420 N 191 Av	Douglas County	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:1718-001	Single Family Residence	10721 Earl Av	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1732-001	Farmstead	18808 Pawnee Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching

Douglas County

NeHSI #	Name	Address	City	Property Type	Historic Context
DO09:1818-001	Barn	20015 State St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1826-001	Single Family Residence	9701 N 204 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1827-001	Single Family Residence	19304 Rainwood Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1841-001	Farmstead	12808 N 192 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1841-002	Single Family Residence	19505 Pawnee Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1844-001	Farmstead	20110 Pawnee Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1848-001	Single Family Residence	14015 N 204 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:1939-001	Barns	20906 Rainwood Rd	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1940-001	Farmstead	10303 N 216 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:1962-001	Barn	21205 Dutch Hall Rd	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:1970-001	Farmstead	22302 West Q St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2037-001	Farmstead	7340 N 216 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2038-001	School	22303 Edgewater Rd	Douglas County	6.3.2 Grade Schools	6.1.1 Rural Education
DO09:2047-001	Single Family Residence	9306 N 216 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2051-001	Single Family Residence	22930 Edgewater Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2051-002	Single Family Residence	7660 N 230 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2051-003	Barns	7675 N 230 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2060-001	Farmstead	11640 N 225 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2062-001	Single Family Residence	22701 Elk City Dr	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2062-002	Single Family Residence	12209 N 225 St	Douglas County	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2062-003	Single Family Residence	12014 N 225 St	Douglas County	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2064-001	Elk City School	12415 N 225 St	Douglas County	6.3.2 Grade Schools	6.1.2 Elementary Education
DO09:2066-001	Single Family Residence	13111 N 225 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2066-002	Single Family Residence	12929 N 225 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and

NeHSRI #	Name	Address	City	Property Type	Historic Context
					Clustered Settlements
DO09:2068-001	Single Family Residence	13510 N 225 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2070-001	Farmstead	13901 N 225 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2075-001	Barn	22920 Harrison St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2081-001	Farmstead	23202 West Q Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2081-002	Single Family Residence	23102 West Q Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2081-003	Single Family Residence	22802 West Q Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2090-001	Barns	23801 F St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2098-001	Bridge	Wright St By 240th St	Douglas County	13.3.3.7 Bridges, Roadways	13.3 Roads/Highways
DO09:2104-001	Barns	1415 S 240 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2107-001	Single Family Residence	Swc S 228 St And Pacific St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2108-001	Barn	Pacific St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2109-001	Barn	234 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2110-001	Farmstead	655 S 240 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2127-001	J.C. Robinson House	102 E Lincoln Av	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2127-002	Misc Outbuildings	104 E Lincoln St	Waterlo o	12.3 Commerce Related	12.5 Specialized Agricultural
DO09:2127-003	Single Family Residence	108 E Lincoln St	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2127-004	Single Family Residence	116 E Lincoln Av	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-001	Single Family Residence	607 Madison St	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-002	Single Family Residence	508 Madison St	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-003	Single Family Residence	404 Madison St	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-004	Single Family Residence	310 Madison St	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-005	Single Family Residence	309 Jefferson St	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-006	Single Family Residence	303 Jefferson St	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-007	Single Family Residence	208 Jefferson St	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-008	Single Family Residence	203 Jefferson St	Waterlo o	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-009	Commercial Building	303 S Front St	Waterlo o	12.3 Commerce Related	12 Industrial-Commerce Enterprise

Douglas County

NeHSI #	Name	Address	City	Property Type	Historic Context
DO09:2128-010	Single Family Residence	105 South Front St	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-011	Single Family Residence	1 ST And Jefferson	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-012	Single Family Residence	101 River Wood Dr	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-013	Single Family Residence	2832 River Road Dr	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-014	Commercial Building	312 3 St	Waterloo	12.3 Commerce Related	12 Industrial-Commerce Enterprise
DO09:2128-015	Commercial Building	308 3 St	Waterloo	15.1.1 Banks and Savings Institutions	15.6 Financial Services
DO09:2128-016	Commercial Building	307 3 St	Waterloo	12.3 Commerce Related	12 Industrial-Commerce Enterprise
DO09:2128-017	Post Office	206 Washington St	Waterloo	4.2.3 Post Offices	4.6 Federal Government
DO09:2128-018	Single Family Residence	202 Washington St	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2128-019	Single Family Residence	105 Washington St	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2130-001	Single Family Residence	607 South Front St	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2130-002	Single Family Residence	502 North Front St	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2130-003	Single Family Residence	504 North Front St	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2130-004	Church	4 St And Washington St	Waterloo	2.1.4 Churches	2 Religious/Ceremonial
DO09:2130-005	United Methodist Church	201 3 St	Waterloo	2.1.4 Churches	2.6 Methodism
DO09:2175-001	Single Family Residence	23131 Elk City Dr	Douglas County	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2175-002	Farmstead	23025 Elk City Dr	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2175-003	Elk City Cemetary	Elk City Dr	Douglas County	2.3.1 Cemeteries	2 Religious
DO09:2178-001	Stone Retaining Wall Series	Elk City Dr	Douglas County		
DO09:2189-001	Single Family Residence	6508 Pine Ridge Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2189-002	Single Family Residence	6405 Pine Ridge Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2195-001	False Front Bldg	24110 West Q St	Douglas County	12.3 Commerce Related	12 Industrial-Commerce Enterprise
DO09:2210-001	Farmstead	24909 West Center Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2212-001	Barns	25150 West Center Rd	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2218-001	Single Family Residence	1135 S 252 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2228-001	Barn	799 N 252 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2238-001	Farmstead	2717 N 252 St	Douglas	8.1 Farmsteads and	8 Farming and

Appendix A: Active Resources

NeHSR #	Name	Address	City	Property Type	Historic Context
			County	Ranches	Ranching
DO09:2239-001	Single Family Residence	3040 N 240 St	Waterloo	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2243-001	Gas Station	24540 Highway 275	Douglas County	13.3.3.3 Gas Stations	13.3 Roads/Highways
DO09:2246-001	Barn	4405 N 252 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2256-001	Barns	6151 N 252 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2268-001	Farmstead	8687 N 252 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2272-001	Silo	9215 N 252 St	Douglas County	8.1.13 Silo	8 Farming and Ranching
DO09:2276-001	Bridge 658	Rainwood Rd	Douglas County	13.3.3.7 Bridges, Roadways	13.3 Roads/Highways
DO09:2291-001	Spring House	24450 Pawnee Rd	Douglas County	8.1.19 Spring House	8 Farming and Ranching
DO09:2303-001	Barn	5710 S 255 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2314-001	Farmstead	4201 S 264 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2324-001	Single Family Residence	25910 West Center Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2327-001	Farmstead	1515 S 258 Plaza	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2329-001	Single Family Residence	25727 Pacific St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2334-001	Single Family Residence	605 S 259 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2334-002	Single Family Residence	524 S 259 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2334-003	Single Family Residence	445 S 259 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2348-001	Single Family Residence	26162 Blondo St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2353-001	Barn	3510 N 252 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2357-001	Farmstead	4150 N 252 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2364-001	Commercial Building Complex	SEC Reichmuth Road And E Meigs St	Douglas County	15.2.1 Repair Shops	13.3 Roads/Highways
DO09:2367-001	Barns	6100 N 252 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2383-001	Barn	9210 N 252 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2394-001	Farmstead	11223 N 264 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2398-001	Single Family Residence	12303 N 264 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements

Douglas County

NeHSR #	Name	Address	City	Property Type	Historic Context
DO09:2401-001	Single Family Residence	25657 Pawnee Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2404-001	Barn	26350 Pawnee Rd	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2407-001	Barn	14202 N 252 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2407-002	Bridge	252 St	Douglas County	13.3.3.7 Bridges, Roadways	13.3 Roads/Highways
DO09:2410-001	Bridge	Dutch Hall Rd	Douglas County	13.3.3.7 Bridges, Roadways	13.3 Roads/Highways
DO09:2419-001	Barns	26969 F St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2421-001	Single Family Residence	3848 S 264 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2429-001	Single Family Residence	26858 West Center Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2435-001	Farmstead	26757 Pacific St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2451-001	Barn	264 ST And Blondo	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2458-001	Barn	N 270th St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2459-001	Single Family Residence	26767 West Maple Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2468-001	St. Mark's Lutheran Church	115 W Meigs St	Valley	2.1.4 Churches	2.3.1 Lutheran Church in America in Nebraska
DO09:2468-002	St. John's Catholic Church	307 E Meigs	Valley	2.1.4 Churches	2.1 Catholicism
DO09:2469-001	Single Family Residence	26364 Reichmuth Circle	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2470-001	Single Family Residence	123 W Charles St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2470-002	Single Family Residence	119 W Charles St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2470-003	Single Family Residence	109 W Charles St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2470-004	Single Family Residence	103 W Charles St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2470-005	(2) Rowhouse	405 S Mayne St	Valley	16.5.4 Rowhouses	16.3.3 Settlement of Towns
DO09:2470-006	Single Family Residence	415 S East St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2470-007	Single Family Residence	101 W Whittingham St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2470-008	Single Family Residence	105 E Whittingham St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2470-009	Single Family Residence	510 S East St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2470-010	Single Family Residence	109 E Harrier St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2471-001	Seed Barns	East Reichmuth	Valley	8.1.2 Barns	8 Farming and

Appendix A: Active Resources

NeHSRI #	Name	Address	City	Property Type	Historic Context
		Road			Ranching
DO09:2472-001	United Faith Church	218 W Gardiner St	Valley	2.1.4 Churches	2.99 Other Protestant Faiths
DO09:2472-002	Single Family Residence	103 West Church Street	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2472-003	Masonic Temple	102 North Spruce Street	Valley	5.1.2 Hall Combination Buildings	5.2.5 Masons
DO09:2472-004	Single Family Residence	102 West Church Street	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2472-005	Commercial Building	209 North Spruce Street	Valley	12.1.1 Stores	12.2 Retail Commerce
DO09:2472-006	Valley Theater	S West Gardiner Street And North Spruce Street	Valley	7.1.5 Movie Theaters	7.7 Entertainment
DO09:2472-007	Single Family Residence	304 E Gardiner St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2472-008	Single Family Residence	111 N Pine St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2472-009	Single Family Residence	124 E Vass St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2472-010	Single Family Residence	119 E Vass St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2472-011	Single Family Residence	115 S East St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2472-012	Single Family Residence	104 W Alexander St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2472-013	Church	302 S Mayne St	Valley	2.1.4 Churches	2 Religious
DO09:2472-014	Single Family Residence	114 E Alexander St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2472-015	Single Family Residence	131 E Alexander St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2472-016	Single Family Residence	324 S Mayne St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2472-017	Single Family Residence	133 E Alexander St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2474-001	Valley Elevator	East Reichmuth Road	Valley	12.1.3 Grain Elevators	12.5.1 Grain Handling and Storage
DO09:2474-002	Valley Town Signage	SEC Reichmuth Road And North Spruce Street	Valley	13.3.3.1 Milemarkers and Signs	13.3 Roads/Highways
DO09:2474-003	Commercial Building	104 East Reichmuth Road	Valley	15.2.1 Repair Shops	13.3 Roads/Highways
DO09:2474-004	Single Family Residence	204 East 3rd Street	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2474-005	Commercial Building	303 North Spruce Street	Valley	12.1.1 Stores	12.2 Retail Commerce
DO09:2476-001	Industrial Building	East 3rd Street	Valley	12.1.2 Warehouses	12 Industrial-Commerce Enterprise
DO09:2482-001	Single Family Residence	7980 N 264 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2486-001	Farmstead	27270 State St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2497-001	Single Family	10910 N 264 St	Douglas	16.4 Exurban	16.5 Dwelling in

Douglas County

NeHSR #	Name	Address	City	Property Type	Historic Context
	Residence		County	Settlement	Dispersed and Clustered Settlements
DO09:2501-001	Farmstead	26670 Bennington Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2502-001	Single Family Residence	27576 Bennington Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2515-001	Bridge	Dutch Hall Rd	Douglas County	13.3.3.7 Bridges, Roadways	13.3 Roads/Highways
DO09:2515-002	Barn	14606 N 264 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2519-001	Two Rivers State Park	27702 F St	Douglas County	7.4.9 Camp Grounds	7.6.2.1 Nebraska State Parks
DO09:2528-001	Barn	Campanelle Rd And Pacific St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2534-001	Missouri Valley Hunt Club	28215 West Maple Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2536-001	Sokol Camp	28560 Sokol Plaza	Douglas County	7.4.9 Camp Grounds	7.6 Leisure and Recreation
DO09:2536-002	Bridge	West Maple Rd	Douglas County	13.3.3.7 Bridges, Roadways	13.3 Roads/Highways
DO09:2543-001	Single Family Residence	224 W Meigs St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2545-001	Single Family Residence	102 S West St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2545-002	City Park	S West Str	Valley	7.5.1 Parks and Greens	7.6.3 Local Recreational Areas
DO09:2545-003	Single Family Residence	212 W Alexander St	Valley	16.5.1 Single Family Detached Houses	16.3.2 Settlement of Villages
DO09:2545-004	Single Family Residence	314 S West St	Valley	16.5.1 Single Family Detached Houses	16.3.3 Settlement of Towns
DO09:2550-001	Weather Radar Building	6707 N 288 St	Valley	15.5 Public Utilities	15.1 Public Utilities
DO09:2551-001	Barn	736 West Reichmuth Road	Valley	8.1.2 Barns	8 Farming and Ranching
DO09:2564-001	Farmstead	9445 N 288 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2566-001	Farmstead	N 288 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2568-001	Barn		Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2568-002	Single Family Residence	10101 N 288 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2576-001	Barn	NEC N 288 ST And Bennington RD	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2585-001	Farmstead	27935 Country Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2614-001	Commercial Buildings	8707 N 300 St	Valley	11.4.4 Skeletal Structural Systems	11.4 Construction Industry
DO09:2626-001	Barns	11001 N 300 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2630-001	Single Family Residence	29950 Bennington Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements

Appendix A: Active Resources

NeHSI #	Name	Address	City	Property Type	Historic Context
DO09:2640-001	Farmstead	13809 N 300 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2652-001	Dike	Ida St	Douglas County		
DO09:2669-001	Barn and Windmill	10404 N 300 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2675-001	Farmstead	11750 N 300 St	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2676-001	Farmstead	30750 Bennington Rd	Douglas County	8.1 Farmsteads and Ranches	8 Farming and Ranching
DO09:2686-001	Single Family Residence	13949 N 312 St	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements
DO09:2690-001	Barns	14501 N 312 St	Douglas County	8.1.2 Barns	8 Farming and Ranching
DO09:2714-001	Single Family Residence	32350 Pawnee Rd	Douglas County	16.4 Exurban Settlement	16.5 Dwelling in Dispersed and Clustered Settlements

APPENDIX B: ADDITIONAL RESOURCES

National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. See them online at <http://www.nps.gov/nr/index.htm>

APPENDIX C: GLOSSARY

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular farm houses and their secondary buildings.

Colonial Revival (circa 1900-1940). An architectural style that relies heavily on a simple, classically derived entrance to indicate the style's architectural heritage. Colonial Revival houses often feature symmetrical forms and elevations, side gable roofs with dormers, columns, and shutters.

Column. A circular or square vertical support member.

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contemporary (circa 1950-1980). A style that relies on minimal architectural detail and harmony with nature, through the integration of the building into the landscape. Contemporary architecture often features large expanses of glass, geometrical and angular shapes, and flat roofs. In some cases, Contemporary houses are modified Ranch and Split-level forms.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an "L"-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. (See Chapter 3, Research Design.)

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure.

The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Minimal Traditional (circa 1935-1950). Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes are small, unadorned cottage-sized structures characterized by a side gable form with shallow eaves and a front-gable entry vestibule.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Ranch (circa 1945-1970). An architectural form that was the dominant postwar house type throughout the country. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport.

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Split-level (circa 1955-1975). A house form that is characterized by a one-story main mass resting on a raised foundation and connected to a two-story mass partially below grade, thus resulting in three floor levels of divided living space. Influenced by the Ranch, Split-level houses often feature horizontal lines, low-pitched roofs, overhanging eaves, and attached garages.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.